



## Ambrose Street, York, YO10 4DR

- Two Bedroom Duplex Apartment
- Excellent Combination of Modern Fittings and Period Features
- Well-Presented Rear Courtyard
- Leasehold
- EPC Rating B
- Beautifully Decorated Throughout
- Two Reception Rooms
- On Street Parking
- Council Tax Band B

£290,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Ambrose Street, York, YO10 4DR

## DESCRIPTION

Hunters are proud to present this unique and versatile two-bedroom duplex apartment located in the popular residential location of Fulford, with excellent access to York City Centre. The property is beautifully decorated throughout and offers a superb opportunity, particularly for first time buyers and investors alike.

The ground floor accommodation comprises a rear entrance hall leading onto the modern kitchen/diner which boasts dual aspect windows allowing light to flood through, a fully-fitted shaker kitchen, integrated appliances, range cooker and generous space for a dining table.

The ground floor offers further living space with two reception rooms – a spacious lounge and bedroom, currently utilised by the seller as a cosy sitting room, and a contemporary bathroom suite.

In the basement there is a bright and airy bedroom that comes with a bonus gym space.

Ambrose Street is located just off Fulford Road and offers excellent access to the city centre either through the first-rate public transport links, a pleasant cycle or walk along the riverside.

There is a variety of local amenities available to the property, including shops, pubs restaurants and much more.

Viewing of this property is highly recommended to truly appreciate all that it has to offer.







Total floor area 98.5 m<sup>2</sup> (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.