



27 Ambrose Street, York YO10 4DT

HUDSON  
MOODY

A well presented TRADITIONAL MID-TERRACED HOUSE offered with NO ONWARD CHAIN. The house is situated just off Fulford Road and offers excellent access to the city Centre together with a pleasant riverside walks.

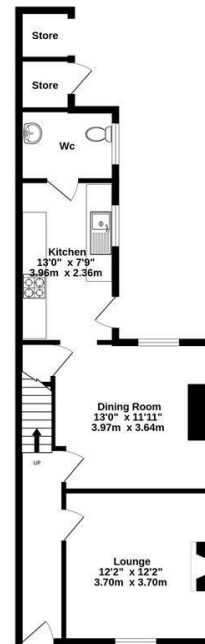
- Traditional Victorian Mid Terraced House
- Two Spacious Reception Rooms
- Fitted Kitchen.
- Ground Floor Cloakroom/Utility Area.
- Generous Master Bedroom and Second Double Bedroom
- New Roof Completed in 2005
- Pleasant South Facing Courtyard Garden
- On Street Parking Available
- Within Easy Reach of the City Centre and Riverside Walks
- No Onward Chain.

**Guide Price £350,000**

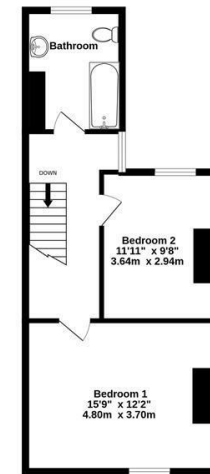
**Tenure: Freehold**

**Council Tax Band: B**

GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.

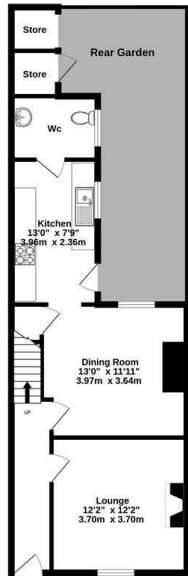


TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 03/2014





GROUND FLOOR  
543 sq ft, (50.4 sq.m.) approx.



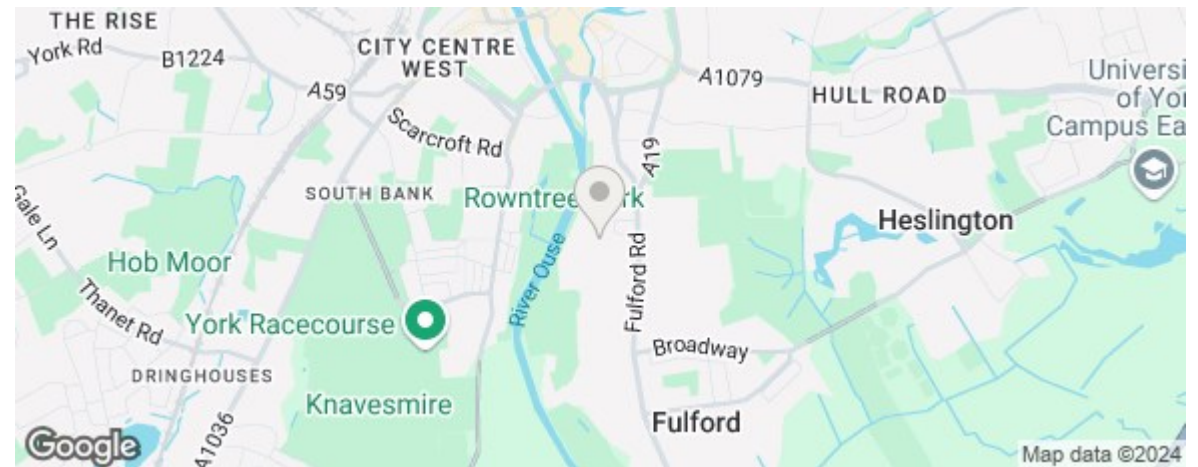
1ST FLOOR  
456 sq ft, (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq ft, (92.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given.  
Made with Metaplan 02024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**HUDSON  
MOODY**

**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**