



46 Ambrose Street York £1,100 PCM

Situated just off the sought-after Fulford Road, this characterful inner-terrace home offers superb convenience for the University of York, city centre, riverside walks, and local amenities – all within easy reach. The property is offered unfurnished.



DESCRIPTION

Ground Floor:

- Welcoming entrance hall
- Cosy lounge plus separate dining room / second reception
- Modern fitted kitchen with appliances
- Light-filled sun room, ideal as a breakfast space or home office
- Downstairs WC

First Floor:

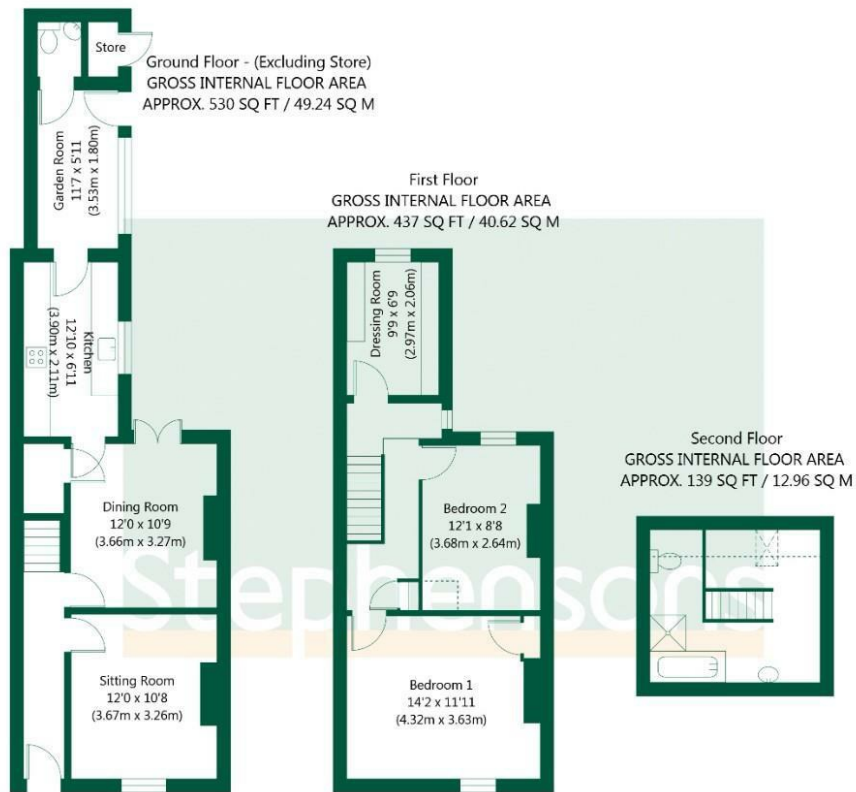
- Two well-proportioned bedrooms & a separate dressing room / study

Top Floor:

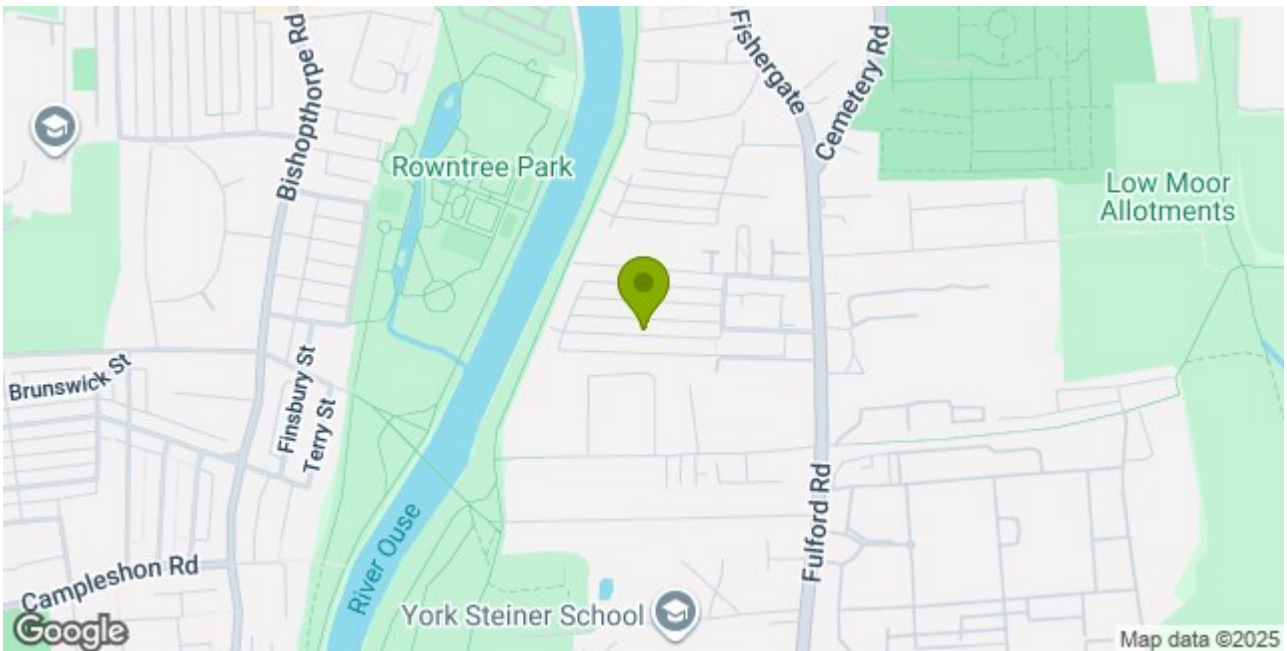
- Family bathroom with WC

Outside, the property benefits from a private, enclosed rear yard – ideal for outdoor seating or secure bike storage.

Ambrose Street, York, YO10 4DR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1108.82 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.



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