



## 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

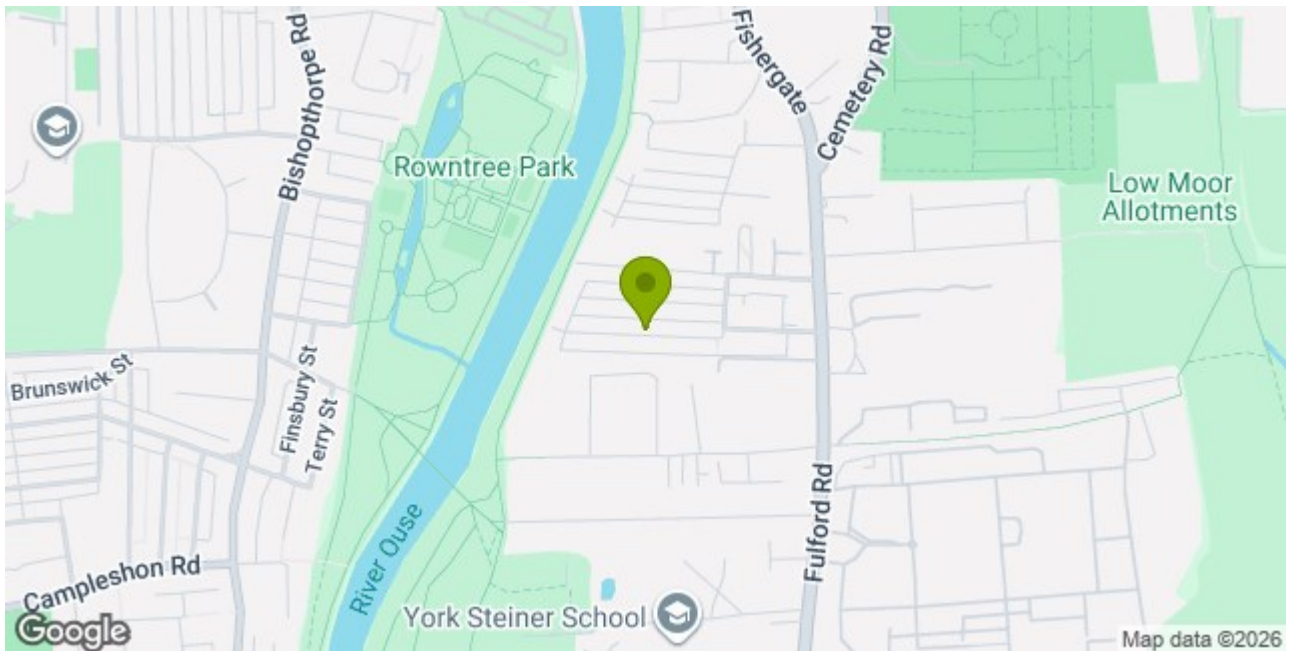
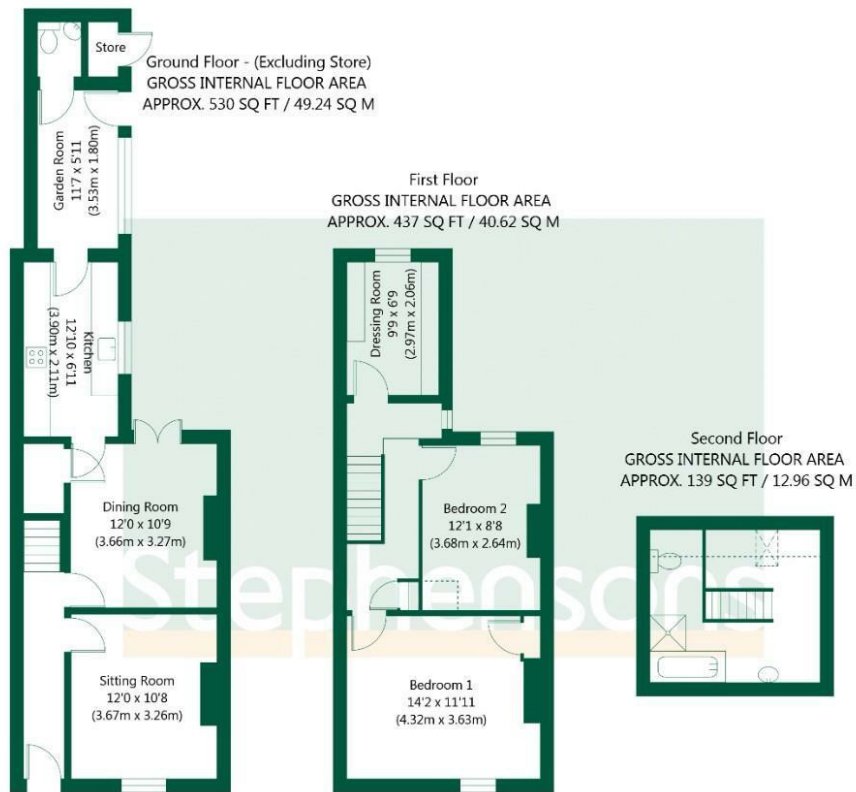
### Top Floor:

- 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



### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

### Associates

N Lawrence
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