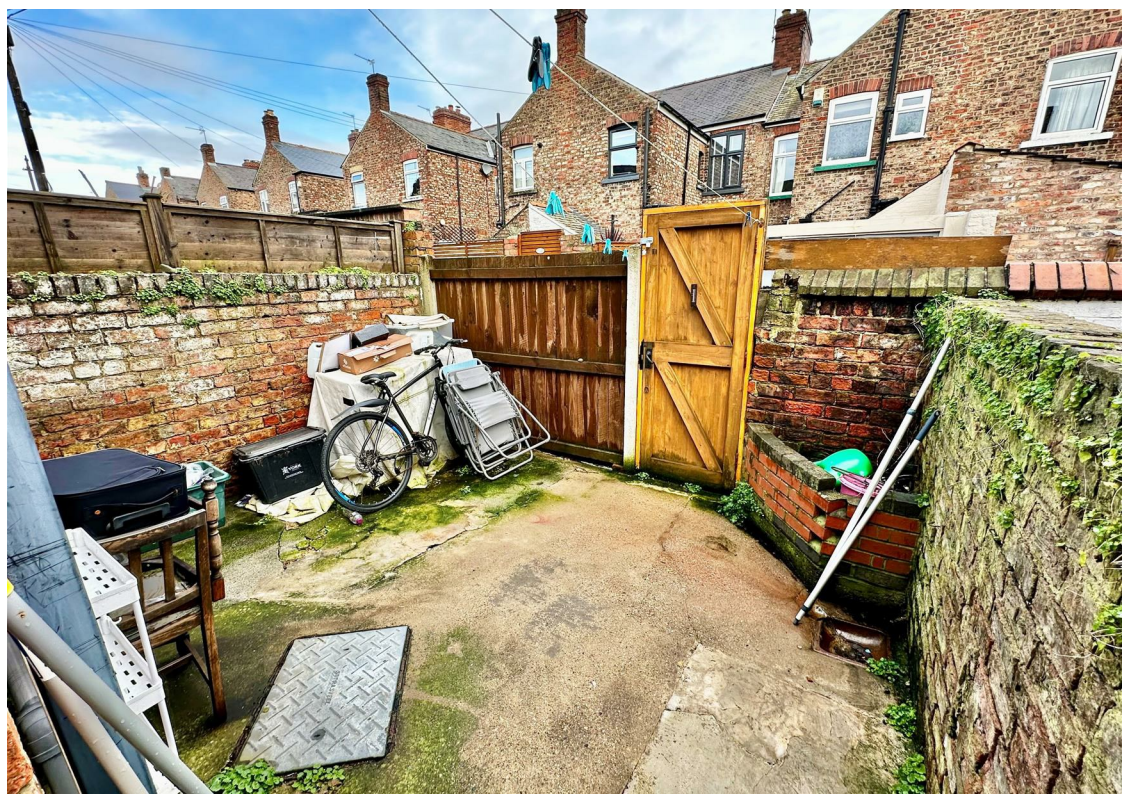




46 Amberley Street  
York, YO26 4SD  
Guide Price £225,000

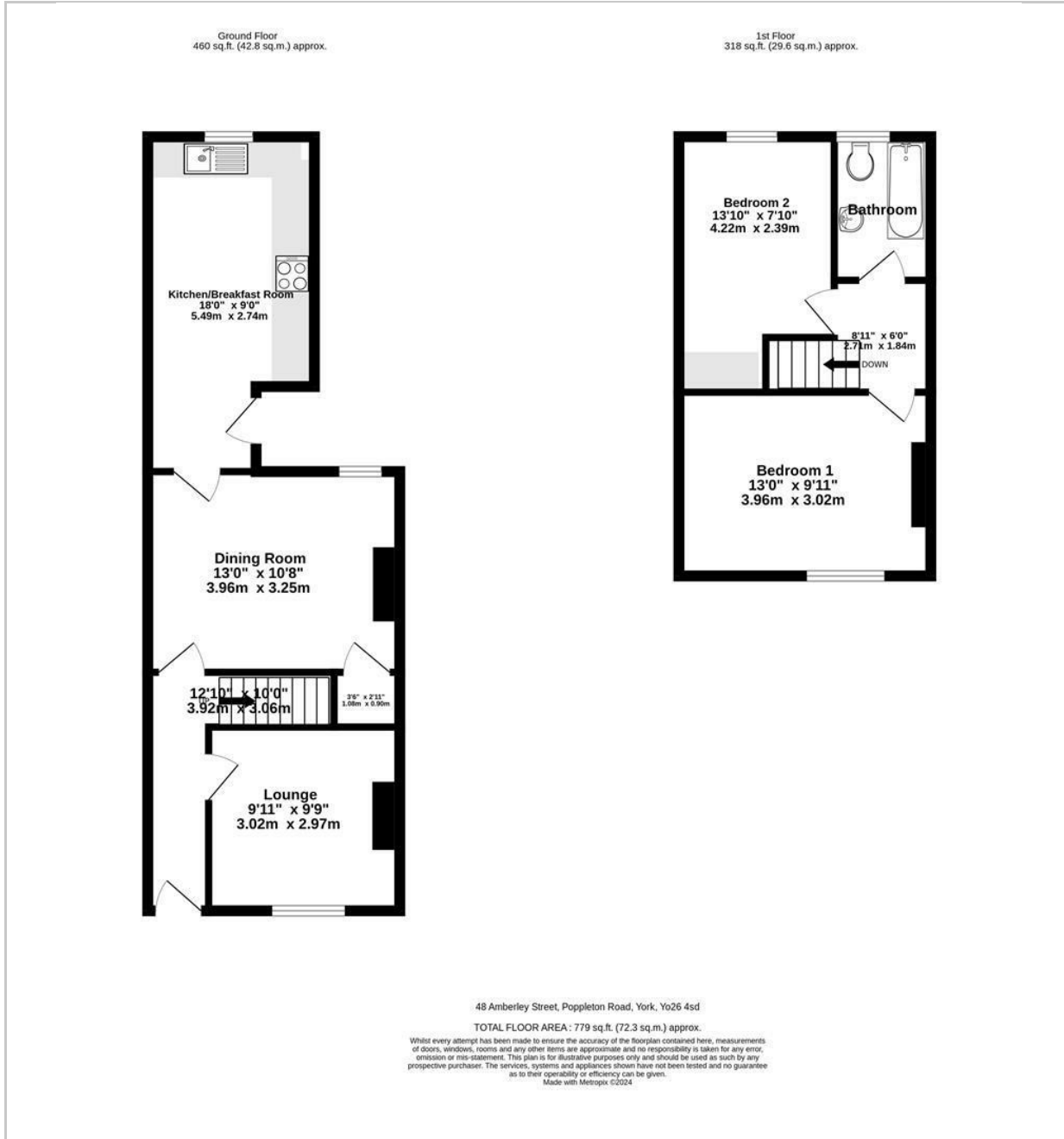
 2  1  2  D

A LARGER THAN AVERAGE EXTENDED 2 BEDROOM PERIOD MID TOWN HOUSE SET IN THIS POPULAR LOCATION WITHIN WALKING DISTANCE TO THE RAILWAY STATION AND THE CITY CENTRE. The property provides spacious living accommodation, has the benefit of gas central heating and uPVC double glazing and comprises entrance hall, lounge, separate dining room, 18' x 9' fitted breakfast kitchen, landing, 2 bedrooms and first floor bathroom. To the outside is a walled rear yard. Currently let but available with early vacant possession.

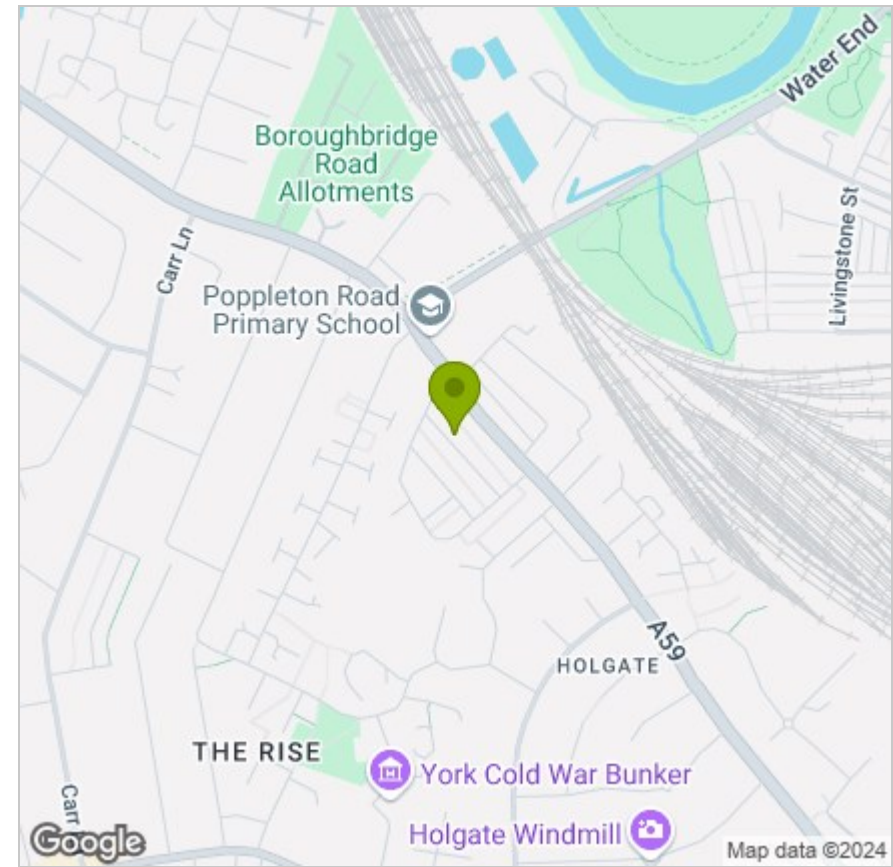




# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.