



5 Ambleside Avenue,  
York, North Yorkshire YO10 3RX

Offers in Excess of £237,500

Bishops Personal Agents present to the market a fantastic opportunity to purchase an extended three bedroom semi-detached family home in need of updating, located just to the East of York in Tang Hall, well situated with easy access to the outer ring road, The University and into the York City Centre. Also with nearby parks, popular local schools and shops close at hand. This property will appeal to a multitude of buyers including young professionals, buy to let investors and those looking to put their own stamp on a family home. The accommodation briefly comprises; Entrance vestibule, living room opening to the dining room, kitchen and a multi function extension completes the ground floor. From the first floor landing we find three bedrooms and a bathroom. Outside to the front is a walled garden area. To the rear the house enjoys an enclosed garden with a raised decking area, perfect for outside entertaining. In summary, this property provides an exceptional opportunity to secure a home, where you can add your own personality and put your own stamp on a family home. An early internal viewing is a must! Sold with no onward chain!

**Ambleside Avenue is situated in a popular suburb, just 1.5 miles east of York City Centre. The location boasts a wide range of local amenities including a Newsagents, Shops, Pharmacist, Doctors surgery, Hairdressers, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Upvc entrance door, stairs to the first floor and radiator\*. Doors leading to...

### Living Room

14' 7" x 11' 4" (4.44m x 3.45m) Into bay  
Double glazed bay windows to front aspect and radiator\*. Door leading too....

### Dining Room

14' 8" x 8' 10" (4.47m x 2.69m) Into bay  
Double glazed bay windows and window, understairs storage and radiator\*. Door leading to...

### Kitchen

11' 11" x 5' 8" (3.63m x 1.73m)  
Double glazed window to the front aspect, sink and plumbing for a washing machine\*. Door leading to...

### Family Room

18' 2" x 8' 9" (5.53m x 2.66m)  
Double glazed windows to side and rear aspects, and radiator\*. Door leading to the garden.

### First Floor Landing

Doors leading to...

### Bedroom 1

12' 1" x 11' 4" (3.68m x 3.45m)  
Double glazed bay windows to the front aspect, picture rail and radiator\*. Walk in cupboard with double glazed window to the front aspect and a wall mounted boiler\*.

### Bedroom 2

12' 10" x 8' 4" (3.91m x 2.54m)  
Double glazed bay windows to the rear aspect, alcove cupboard and radiator\*.

### Bedroom 3

11' 1" x 5' 9" (3.38m x 1.75m)  
Double glazed windows to the front aspect, picture rail and radiator\*.

### Bathroom

7' 1" x 5' 11" (2.16m x 1.80m)

A three piece bathroom suite in white comprising; Panelled bath with mains shower head attachment, low-level wc and wash hand basin, double glazed frosted window to the rear aspect and radiator\*.

### Outside

To the front of the house is a walled courtyard garden with side access. To the rear a fenced garden with a raised decking area.





# Energy performance certificate (EPC)

5 Ambleside Avenue YORK YO10 3RX	Energy rating <b>D</b>	Valid until: <b>18 May 2032</b> Certificate number: <b>0330-2613-3150-2592-5611</b>
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## Property type

Semi-detached house

## Total floor area

90 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

**Bishops Personal Agents**

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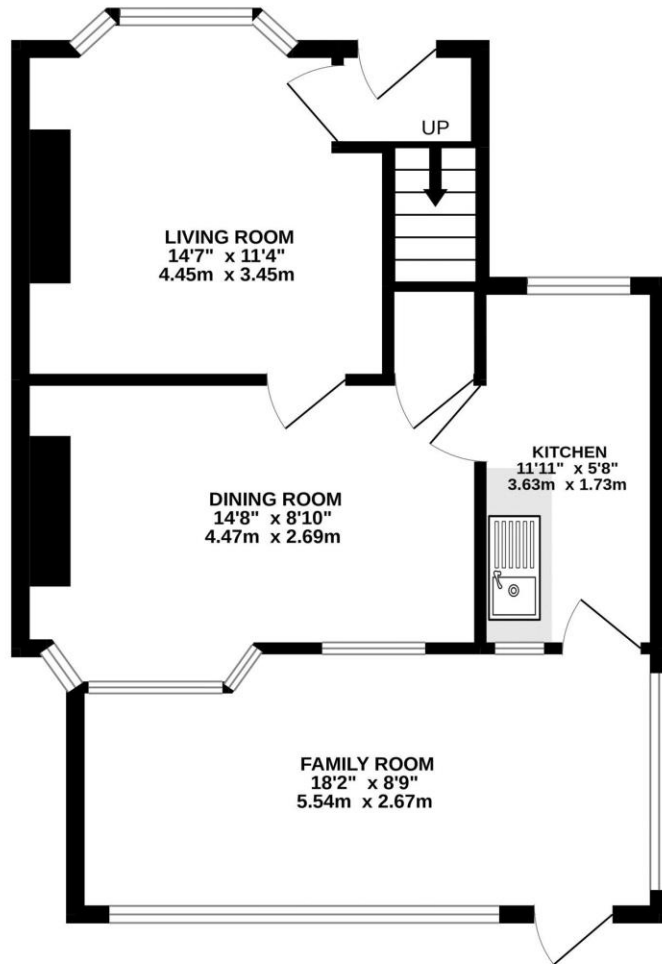
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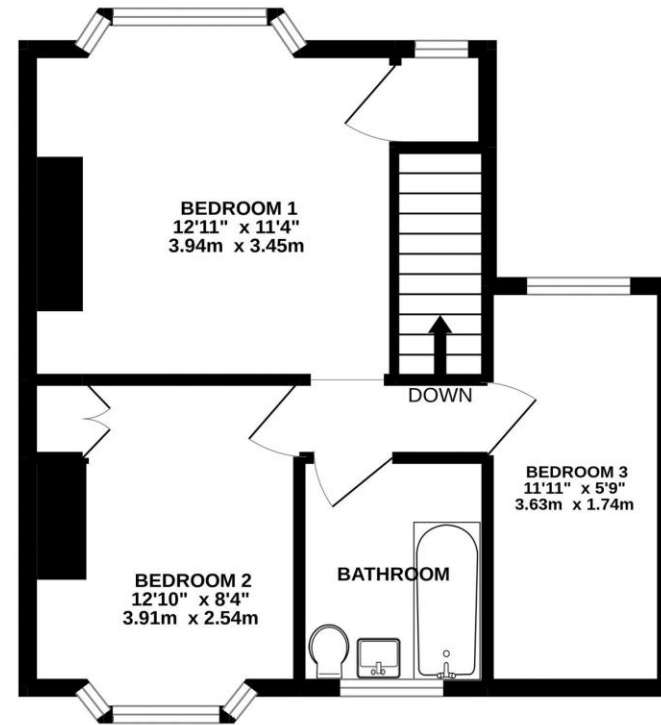
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**BISHOPS**  
PERSONAL AGENTS

**GROUND FLOOR**  
513 sq.ft. (47.7 sq.m.) approx.



**1ST FLOOR**  
380 sq.ft. (35.3 sq.m.) approx.



**TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.  
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**DISCLAIMER**

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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.