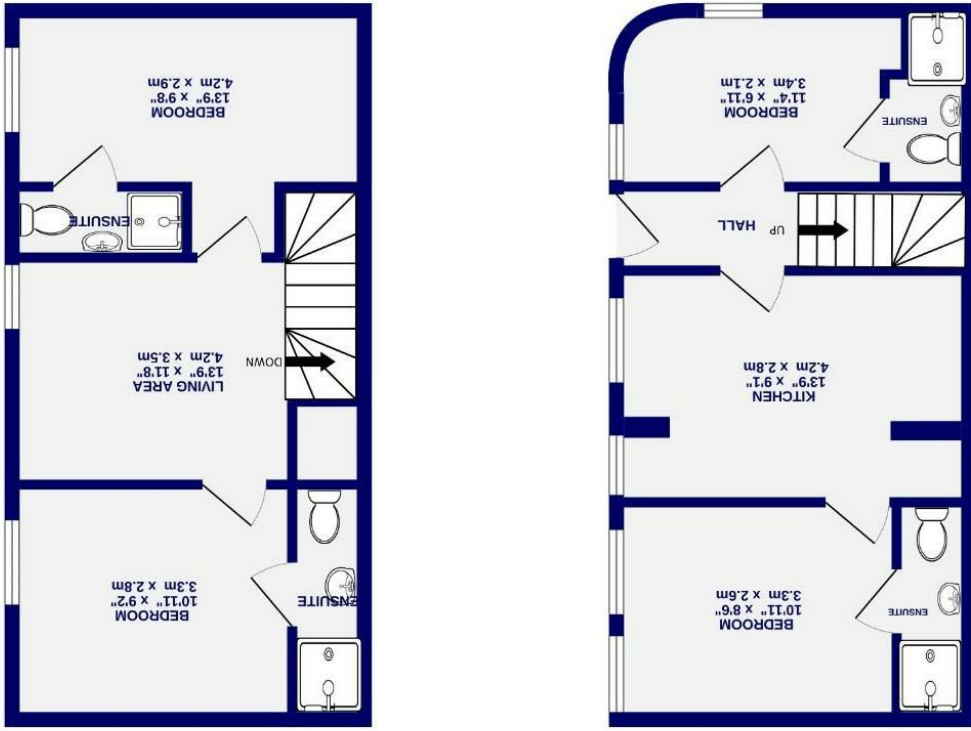


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.

# Ambrose Street Fulford, York YO10 4ED

Freehold  
Council Tax Band - B

- Exciting Investment Property
- Four Bedrooms & Ensuites
- Ideal Location For Universities
- Easy Access To CC & Train Station
- Tenancy In Place September 2024
- No Onward Chain



1ST FLOOR  
381 sq. ft. (35.4 sq. m.) approx.

GROUND FLOOR  
380 sq. ft. (35.3 sq. m.) approx.

TOTAL FLOOR AREA: 760 sq. ft. (70.5 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, doors and other items are approximate and to be regarded as a guide only. The plan is for illustrative purposes only and should be used as such for the prospective purchaser. The vendor, agent and Ashtons make no warranty and no guarantee, as to their accuracy or reliability and they can be given.





Ambrose Street  
Fulford, York  
YO10 4ED

£395,000



A recently modernised FOUR BEDROOM end terrace property positioned within the convenient location of Fishergate. Currently let out as a HMO to postgraduate students until September 2024, this investment property achieves approximately £30,000 income p.a. Given the current tenancy in place, this property is only suitable for investors and is offered with NO ONWARD CHAIN.

The property comprises of one spacious kitchen, living diner with integrated appliances and satin finish wall and base units, along with four double bedrooms, all of which offer a shower and toilet each en-suite. On the landing of the first floor is another communal area with further kitchen units and a seating area. On street permit parking is available to the front, and the property has access to communal bike and bin stores that supply the rest of The Stables.

Positioned at the top of Ambrose Street, leading to the River Ouse, The Stables is ideally placed for students who study at the University of York (in Heslington) or York St John University (city centre). There are plenty of local amenities in the immediate vicinity of the property, including Fulford Pharmacy, Sainsbury's Local and various independent eateries. Access to York city centre and train station is quick by foot or bike along the river paths. There are regular bus connections to both the city and York Designer Outlet, with the nearest bus stop a short walk away on Fulford Road.

A fantastic investment opportunity for any potential landlord looking to expand their portfolio in York, viewing is highly recommended.

\*\*The owner is in the process of formalising the certificate of lawful use and the property is being sold on this basis.

