**snoths** 

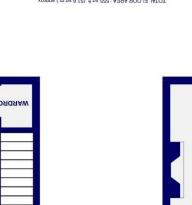
property on behalf of the vendor.

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 they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contactness 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

- EbC-C
- NO CHAIN
- Off Street Parking
- South Facing Courtyard
  - Two Bedrooms
- Walking Distance To City Centre
  - Modern Town House
  - a bnea xeT lionuo

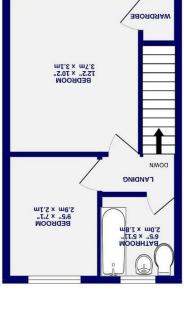
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Ambrose Street Fulford, York YO10 4DT



GROUND FLOOR 276 sq.ft. (25.6 sq.m.) approx.

13'3" x 9'8" 4.0m x 3.0m



280 sq.ft. (26.0 sq.m.) approx



## Ambrose Street Fulford, York YO10 4DT

£280,000





Offered with no onward chain is this immaculately presented two bedroom town house with a SOUTH facing courtyard and off street parking which is rare in an area so close to the city centre.

Just a short walk to York city centre, along a tree lined, riverside route makes this a very desirable location. Fishergate itself is flourishing with independent cafes, restaurants and shops and is ever popular amongst a variety of buyers.

Internally is an entrance hall leading into the generous living room and fitted kitchen diner to the rear. The kitchen offers ample storage by way of wall and floor units and space for freestanding appliances.

On the first floor is a double and a single bedroom, and a modern house bathroom.

Viewing is highly recommended to appreciate the quality of this home on offer.

Council Tax Band - B

















