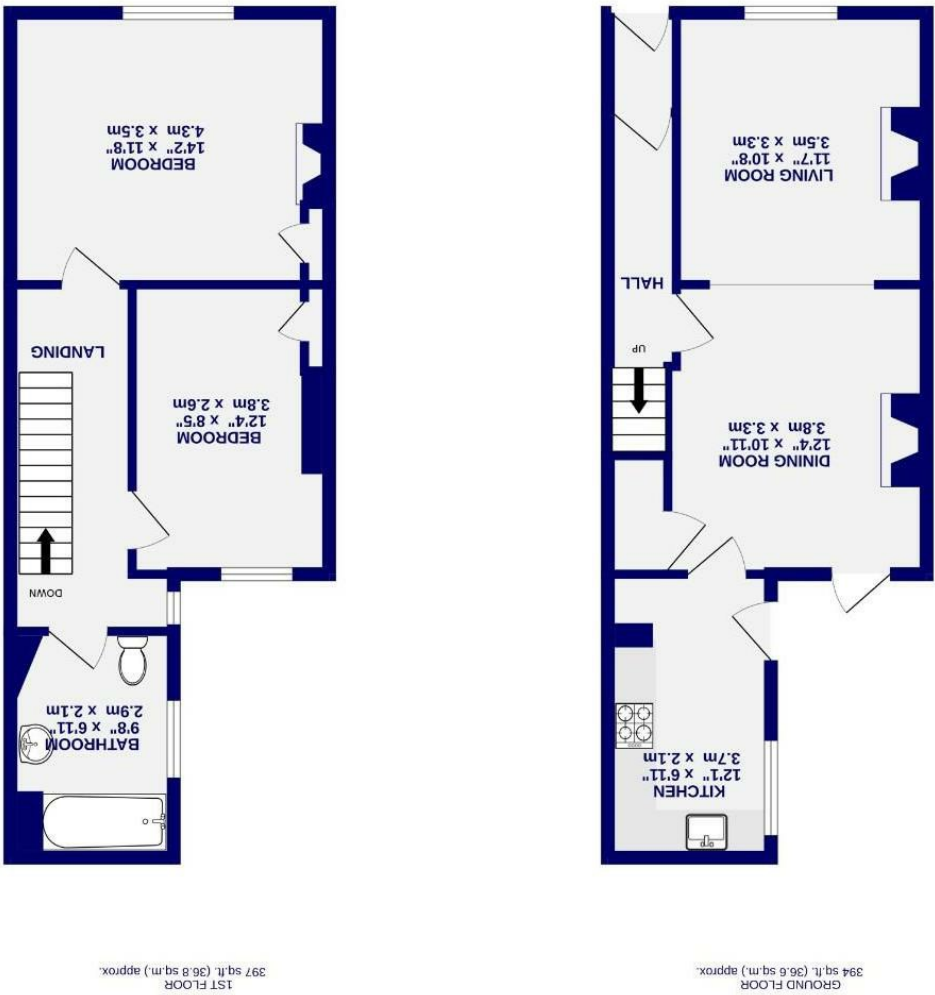




# Ambrose Street , York YO10 4DR

Freehold  
Council Tax Band - B

- Modernised Terraced Home
- Two Double Bedrooms
- Walking Distance Of City Centre
- Sought After Location Of Fishergate
- Modernised Throughout
- Open Plan Reception Rooms
- On Street Permit Parking Available
- EPC - D



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Ambrose Street  
, York  
YO10 4DR

£350,000



Located in the sought-after residential area of Fishergate, which is within walking distance of York city centre and train station and the University of York, is this beautifully presented two bedroom Victorian terrace home. Enjoying scenic river walks along the River Ouse, this property benefits from the varied amenities that Fulford Main Street has to offer, including a Sainsbury's Local and independent eateries. This property is also within catchment of Fulford Secondary School. Having undergone a scheme of renovation, this property is ready to move into, making it the perfect home for any first time buyer or family.

Internally the property comprises an entrance hall with original tiling that leads into the open plan living/dining room. The sellers have recently taken out the dividing wall to create a large space perfect for entertaining. The chimney breast has been decorated with a gorgeous wooden beam that has been oiled to match the herringbone style flooring. A statement fireplace has also been used to create a focal point in the front section of the space mainly used as the living area which combines nicely with the original characteristics of the home which have been kept. The kitchen is found to the rear of the property and has been recently renovated. Once a galley kitchen, this space now offers floor and wall units on two of the walls making this a much brighter and airy room perfect for someone who enjoys cooking and spending time in their kitchen.

On the first floor is a spacious landing and two well-proportioned bedrooms, both of which offer original Victorian fireplaces and picture rails. To complete this level is the gorgeous bathroom in which certain items have been restored and have been decorated in a modern fashion.

Externally, the property benefits from a rear courtyard with enough space for a small table and chairs. There is a further outhouse with plumbing which has been turned into a utility space.

Council Tax Band: B

