



THE
STABLES
PRIVATE
ACCESS
ONLY
NO Public Right of Way

Ambrose Street
Fulford, York
YO10 4ED

£375,000



A recently modernised four-bedroom end-terrace property in the sought-after Fishergate area, currently let as a HMO. A 12-month tenancy has been secured from the 29th June 2025, generating an annual rental income of approximately £33,600. Due to the tenancy in place, this property is only suitable for investors and is offered with no onward chain.

Situated at the top of Ambrose Street, near the River Ouse, The Stables is ideally located for students attending the University of York in Heslington or York St John University in the city centre. The area offers a range of local amenities, including Fulford Pharmacy, Sainsbury's Local, and various independent eateries. York city centre and the train station are easily accessible via scenic river paths, and regular bus services to the city and York Designer Outlet are available nearby on Fulford Road.

The property features a spacious kitchen and living-dining area with integrated appliances and satin-finish wall and base units. Each of the four double bedrooms benefits from an en-suite shower and toilet. The first-floor landing provides a communal area with additional kitchen units and a seating space. On-street permit parking is available at the front, and the property has access to communal bike and bin stores serving The Stables.

A fantastic investment opportunity for landlords looking to expand their portfolio in York. Viewing is highly recommended. The owner has confirmed the property is fully compliant with HMO regulations and has received a new HMO certificate.



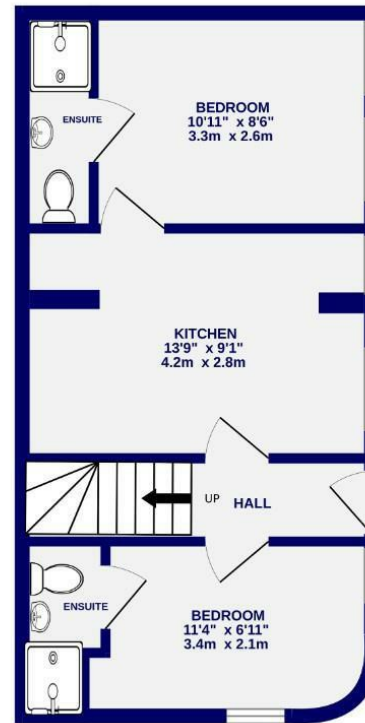


Ambrose Street Fulford, York YO10 4ED

Freehold
Council Tax Band - B

- Exciting Investment Property
- Four Bedrooms & Ensuites
- Ideal Location For Universities
- Easy Access To CC & Train Station
- Tenancy In Place June 2025
- No Onward Chain
- EPC E

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



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



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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