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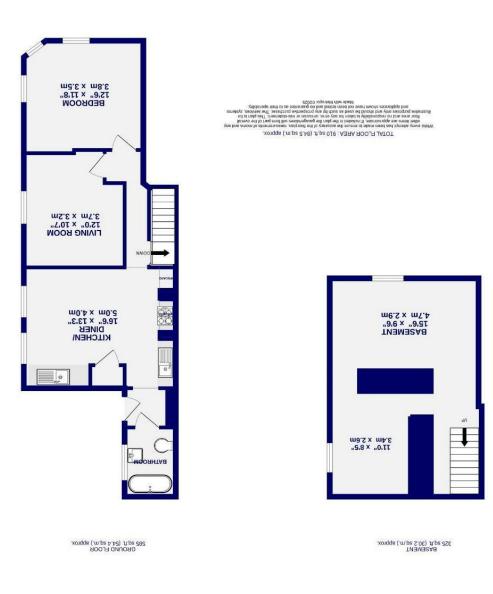
roperty on behalf of the vendor

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 property or that the property is in good structural condition or otherwise. Any areasurements, 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

- EbC D
- Resident Permit Parking
 - Ideal First Home
- Close Proximity To CC & Train Station
 - Immaculately Presented Throughout
 - Beautifully Presented Kitchen Diner
 - Two Double Bedrooms
 - Stunning Period Apartment

Leasehold a - bned xeT lionuo - B

Ambrose Street Fishergate, York YO10 4DR





Ambrose Street Fishergate, York YO10 4DR

£290,000



2



A beautifully styled split-level apartment with private courtyard, character features and a luxury finish throughout.

Tucked away on Ambrose Street, just a picturesque tenminute riverside walk from York's vibrant city centre, this exceptional two-bedroom apartment offers the perfect blend of period charm and contemporary elegance. Thoughtfully renovated and styled over the years, the property is presented to an impeccable standard and is sure to impress a variety of discerning buyers.

Internally is a spacious entrance hall leading into a striking open-plan kitchen and dining area. The kitchen is fitted with classic shaker-style units, integrated appliances, a statement range cooker, and elegant worktops, all beautifully lit by a dual-aspect window that floods the space with natural light.

To the front of the apartment are two versatile reception rooms, perfect for entertaining, relaxing—or adapting as additional bedrooms or workspace to suit any lifestyle. The luxury bathroom features a freestanding roll-top bath, creating a spa-like feel.

The lower ground floor is home to a generous principal bedroom suite, offering privacy and space in equal measure.

Outside, a charming courtyard garden provides the ideal setting for morning coffee or al fresco dining. On-street parking is available.

Leasehold 999 year lease with 983 years remaining Ground Rent Nil Service Charge Nil

Annual Building Insurance split with first floor flat, the freeholder.

Council Tax Band B



















