

Amber Street, York YO31 8NG

£240,000

Stephensons
estate agents & chartered surveyors



Situated in a convenient and well-established residential area close to York city centre, this well-maintained terraced home offers spacious accommodation, a private rear courtyard, on-street permit parking, and the added benefit of no onward chain. Ideally suited to first time buyers, investors or those seeking easy access to the city, the property is within walking distance of a wide range of local amenities, shops, cafes and transport links.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: up to 1000 Mbps*
 EPC Rating: D - 60
 Council Tax: B - City of York
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



Internally, the accommodation is arranged over two floors and is presented in good overall condition throughout.

The ground floor features an impressive open-plan sitting and dining room extending over 22 ft in length, creating a bright and versatile living space with ample room for both relaxing and entertaining.

To the rear, the fitted kitchen provides a good range of storage and workspace, with access through to the ground floor bathroom.

To the first floor are two well-proportioned double bedrooms, both offering comfortable accommodation and good natural light.

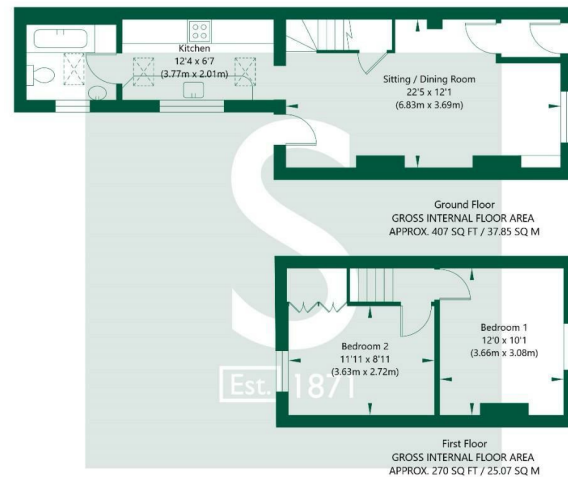
Externally, the property benefits from an enclosed rear courtyard, providing a low-maintenance outdoor space ideal for seating and entertaining.

Amber Street is positioned to the east of York city centre, offering excellent access to the historic city walls, York Railway Station and a variety of independent shops, restaurants and leisure facilities.

The property is also conveniently placed for access to Monks Cross, Vanguard Shopping Park and the outer ring road.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a well-located home in a popular part of the city.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 677 SQ FT / 62.92 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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