



# Ambrose Street , York YO10 4DR

Freehold  
Council Tax Band - B

- Charming Victorian Terrace Home
- Two Well Proportioned Bedrooms Plus Loft Room
- Two Reception Rooms
- Walking Distance To City Centre
- Sought After Fishergate Location
- Character Features Throughout
- Useful Basement Storage Space
- Private Rear Courtyard Garden
- Close To River Walks And Amenities
- EPC TBC



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Ambrose Street  
, York  
YO10 4DR

£335,000



Ashtons Estate Agents are delighted to offer this charming two-bedroom Victorian terrace home, situated in the ever-popular Fishergate area of York. Ideally positioned within walking distance of York city centre, the railway station, and the University of York, the property also enjoys easy access to riverside walks along the River Ouse and the wide range of amenities available on nearby Fulford Road and Fulford Main Street, including independent cafés, eateries, local shops, and a Sainsbury's Local. The property also falls within the catchment area for the highly regarded Fulford Secondary School.

Internally, the property comprises a welcoming entrance hall leading into the living room, where high ceilings and a feature fireplace create a warm and characterful space. To the rear is a separate dining room, ideal for entertaining, which flows into the kitchen. The kitchen benefits from a higher-than-average ceiling height and is fitted with a range of modern wall and base units. Beyond the kitchen is a useful utility area offering additional workspace and storage. Accessed from the dining room is the basement, a rare feature for a property of this type and ideal for storage or hobbies, benefiting from a rear rooflight and ventilation.

To the first floor is a spacious landing leading to two well-proportioned bedrooms. The principal bedroom is positioned to the front of the property and the generous bathroom is located to the rear and is fitted with a four-piece suite, including a separate shower. Access from the landing leads to a carpeted loft room with rooflight, providing valuable additional and versatile space.

Externally, the property enjoys a private rear courtyard with established planting and attractive exposed brickwork, adding further character to this delightful home.

A viewing is highly recommended to appreciate the character, space, and sought-after location on offer.

