57 AMBROSE STREET

York, YO10 4DT



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An Edwardian townhouse with unexpectedly generous accommodation and a south-facing courtyard garden

York city centre 1 mile • A64/York ring road 1.7 miles
A1(M) 14 miles • Leeds 24 miles

- Entrance and staircase hall • 2 reception rooms • kitchen/ breakfast room • utility room
- Principal bedroom suite • 3 further bedrooms • house bathroom
- Courtyard garden
- Permit parking
- For Sale Freehold

Blenkin & Co
ESTABLISHED 1992

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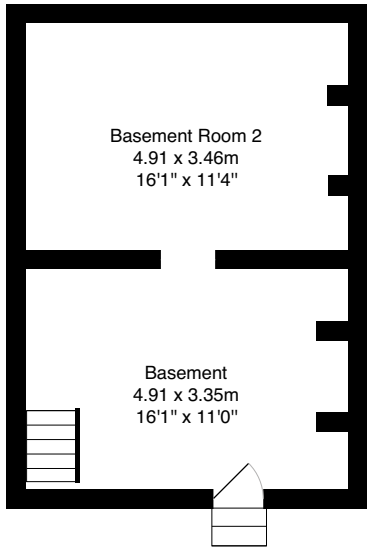
Approximate Gross Internal Floor Area

125.8 Sq M / 1353 Sq Ft - (Excluding Basement)

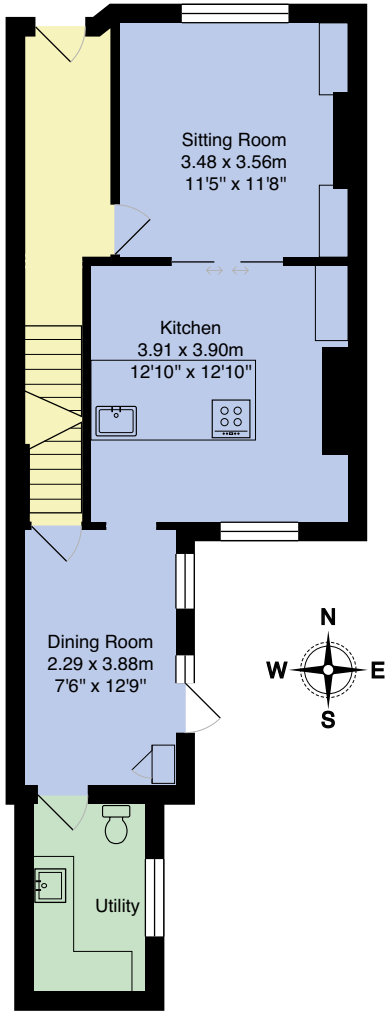
Total - 160.7 / 1730 Sq Ft

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

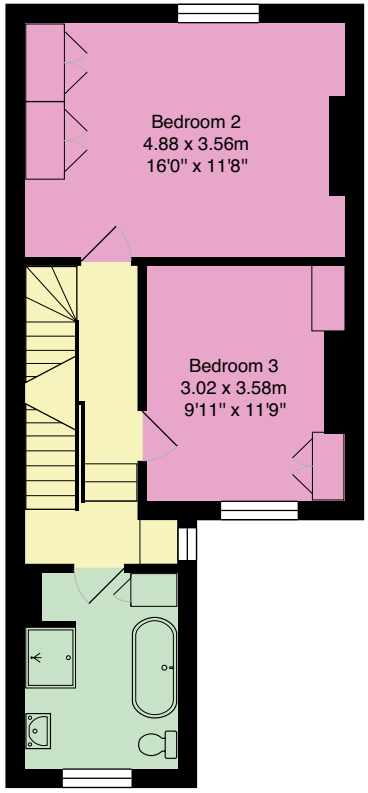
Basement
Area: 34.9 m² ... 375 ft²



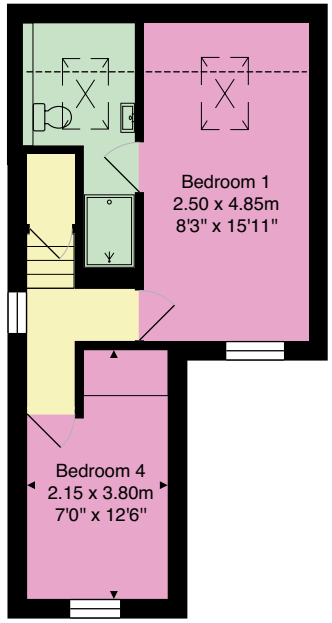
Ground Floor
Area: 51.6 m² ... 555 ft²

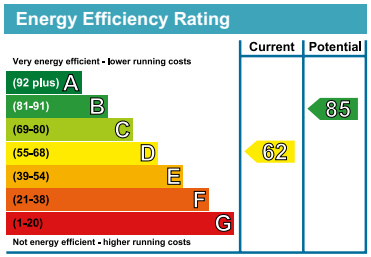


First Floor
Area: 44.9 m² ... 483 ft²



Second Floor
Area: 29.4 m² ... 316 ft²





City Country Coast

57 Ambrose Street is an Edwardian terraced house offering substantially more space than its street frontage suggests. Formerly a shop, its broad front window and substantial basement are reminders of its earlier use. The ground floor has been arranged for contemporary family living, while recent improvements, including a loft conversion, have created a versatile four-bedroom home over three floors, with extensive basement storage below. The house comes with a south-facing courtyard garden.

- Edwardian terraced house providing up to 4 bedrooms
- 1353 sq ft arranged over 3 floors, plus a 375 sq ft basement (1730 sq ft in total)
- Recent loft conversion, new utility room, updated bathroom
- Bespoke cabinetry and storage options across 3 floors
- Private, enclosed courtyard garden
- Access to a riverside path leading towards the city centre
- Rowntree Park accessible via Millenium Bridge
- Within the catchment of 'Outstanding' Fulford School
- Convenient access to the ring road/motorway network



Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Services & Systems: All mains services. Gas central heating. Fibre broadband.

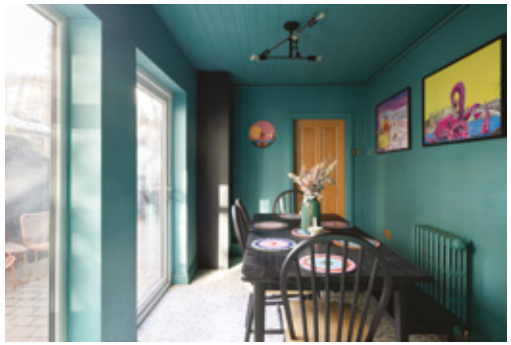
Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:
York City Council
www.york.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.









The ground floor provides a series of interconnected living spaces, each with its own character. At the front, the sitting room is illuminated by a broad window, a legacy of the property's former commercial use. A gas fire set within a traditional surround is flanked by fitted cupboards and shelving. Wood parquet flooring continues into the adjoining kitchen, which can be separated by a sliding door and benefits from a south-facing window. The kitchen is arranged around a substantial island providing breakfast seating and storage, complemented by bespoke cabinetry and integrated appliances, including a Bosch induction hob.

To the rear, the separate dining room has full-height glazing and opens directly onto the south-facing courtyard garden. Beyond lies the recently fitted utility/laundry room, naturally lit and equipped with a ceramic sink, shelving and space for a stacked washing machine and tumble dryer. A wc is discreetly positioned in one corner.

The first floor provides two well-proportioned bedrooms and a generously sized house bathroom, recently updated to include a separate shower alongside a freestanding bath with shower attachment. The larger bedroom spans the full width of the house and incorporates a wall of fitted wardrobes. The second bedroom has fitted shelving, cupboards and wardrobe storage.

The recent loft conversion has introduced a principal bedroom suite, with a south-facing window and additional natural light from roof windows serving both the bedroom and its en suite shower room. A fourth, single bedroom also faces south and offers an alternative use as a home office.




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DAYS




HELLO





The basement is a further distinguishing feature of the property. Extending to approximately 375 sq ft and divided into two substantial areas, it currently provides valuable storage space. There is a south-facing tilt-and-turn window connecting to external steps, column radiators, electric lighting and power sockets. Subject to suitable waterproofing works, building regulations and any necessary consents, there is scope to adapt the space to create habitable accommodation.

Outside

The south-facing courtyard garden is enclosed by brick walls, providing a private outdoor space with a sheltered aspect. Principally paved, it offers ample room for outdoor seating and dining, with relatively modest maintenance requirements. A gate provides access to the rear lane.





Environs

Ambrose Street is an established residential street between Fulford Road and the river Ouse, approximately a mile south of York city centre. At the end of the street, a cobbled snickleway leads to New Walk, the tree-lined riverside path that follows the Ouse towards the city centre. In the opposite direction, Millennium Bridge provides a crossing to Rowntree Park, placing riverside walks and green open space within easy reach. Beyond the Park lies the many amenities of 'Bishy Road'.

The property is conveniently placed for the city centre and railway station, with Fishergate Primary School and FunFishers Nursery approximately half a mile away. It also lies within the catchment area of Fulford School, a highly regarded state secondary school. York Designer Outlet is approximately two miles to the south, close to the A64 outer ring road and connections to the wider motorway network.

Directions

From the city centre, head south via Fishergate onto Fulford Road and turn right into Wenlock Terrace, which leads into Ambrose Street. No 57 is two thirds of the way along on the right hand side.

What3words: ///nests.zones.wings

Viewing

Strictly by appointment.



New Walk



Millennium Bridge

Blenkin & Co

ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024

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