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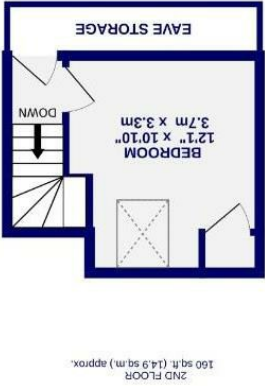
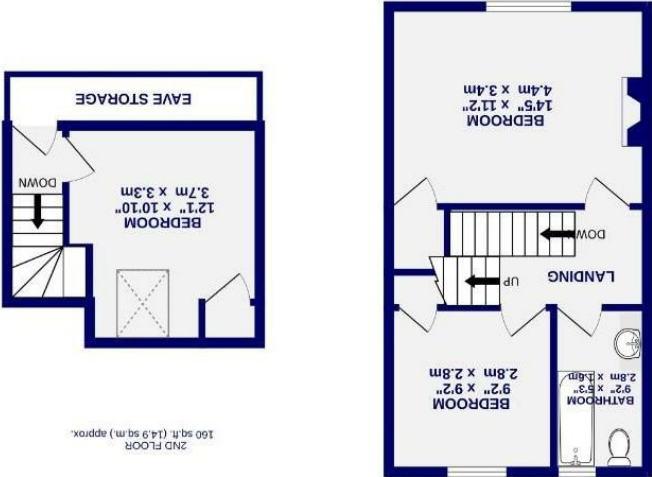
- Traditional Victorian Mid Terrace Home
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Character Features Retained Inside
- Sought After Fishergate Location
- Scope For Further Enhancement
- Private Rear Courtyard Garden
- Walking Distance To City Centre
- EPC TBC

Freehold
Council Tax Band - B

Ambrose Street , York YO10 4DR



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will form part of the overall contract and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only. The purchaser is advised to check the floor area and not rely on the floor area shown on the plan. The floor area and any other areas shown on the plan are not to be used as a guide only. The floor area and any other areas shown on the plan are not to be used as a guide only. The floor area and any other areas shown on the plan are not to be used as a guide only.



Ambrose Street , York YO10 4DR

£325,000

 3  2

Ashtons Estate Agents are delighted to offer this three bedroom Victorian terrace home. Located in the highly sought-after residential area of Fishergate, the property is within walking distance of York city centre, the train station, and the University of York. The area also benefits from scenic riverside walks along the River Ouse and a wide range of amenities on nearby Fulford Road and Fulford Main Street, including a Sainsbury's Local, independent cafés, and eateries. The property is also within catchment for the well-regarded Fulford Secondary School, making it an excellent first-time buy or family home.

Internally, the property comprises a welcoming entrance hall leading into the first of two reception rooms, positioned to the front of the property. This cosy space features a focal fireplace and offers a warm and inviting atmosphere. The second reception room is currently used as a dining room and flows through to the galley kitchen, positioned to the rear and fitted with a range of wall and base units providing ample storage and workspace. Just off the kitchen is a convenient WC and shower room.

To the first floor is a spacious landing leading to two well-proportioned bedrooms. The principal bedroom is positioned to the front of the home and retains original Victorian features, including a fireplace. The bathroom is located to the rear and features a wash hand basin set within a charming nook above a traditional fireplace, creating a distinctive focal point. A third bedroom is located on the top floor and offers a versatile space, ideal as a guest room, study, or additional double bedroom, with scope for the next owner to personalise.

Externally, the property enjoys a private rear courtyard with seating and storage, with attractive exposed brickwork adding further character to the rear elevation. While well maintained, the property also offers clear potential for sympathetic updating in places, allowing buyers to enhance while retaining its period charm.

