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TOTAL FLOOR AREA - 885 sq ft (77.6 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other items and appliances, it remains the responsibility of the purchaser to verify the accuracy of the above information and to satisfy themselves by inspection or 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 property on behalf of the vendor.



- EPC D
- Popular Location
- Courtyard Garden
- Generous First Floor Bathroom
- Utility Room
- Feature Fire Places
- Open Plan Living Diner
- Two Double Bedrooms
- Traditional Terrace

Freehold  
 Council Tax Band - B

# Amberley Street , York YO26 4SD



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, York

YO26 4SD

£220,000



Ashtons are delighted to offer for sale this two bedroom terrace house in the ever-popular Holgate location, just off Poppleton Road. Situated close to a range of local amenities and well-regarded schools, with easy access to the Railway Station, York City Centre, and the outer ring road for travel further afield, this property is ideal for first-time buyers and investors alike.

The internal accommodation comprises a welcoming entrance hall and a bright and airy through living/dining room with charming cast iron fireplaces. The fitted kitchen is located at the rear and offers an array of wall and base units. A utility room is to the rear and completes this floor.

To the first floor are two well-proportioned bedrooms and a house bathroom with a shower over the bath. There is plenty of scope to modernise this space, with potential to add a separate shower for added convenience.

Externally, the property benefits from a walled courtyard with external storage, and on-street parking is available.

Sensibly priced to reflect the potential for modernisation, this property presents an exciting opportunity to create a home tailored to your needs and taste. Viewing is highly recommended.

Council Tax Band- B

