



Ashtons

Ambrose Street, Fishergate, York, YO10 4DR

Ambrose Street
Fishergate, York
YO10 4DR

£425,000



Located in the popular residential area of Fishergate, just to the south of York, this beautifully presented and extended three-bedroom mid-terrace home offers generous and versatile living space, ideal for families, first-time buyers and working professionals alike. The property enjoys close proximity to the city centre and train station, as well as the vibrant range of shops, cafés and amenities found along Bishopthorpe Road, easily accessed via Millennium Bridge. Ambrose Street also falls into the catchment area for the highly regarded Fulford Secondary School.

Internally, the property is entered via an entrance hall leading through to a bright and inviting front living room. A large window allows natural light to pour in, highlighting a range of characterful features including a wood-burning stove, original wooden floorboards and bespoke shelving to the chimney breast. An opening leads seamlessly into the impressive open-plan kitchen, living and dining space, which has been thoughtfully extended to the rear. This superb space is enhanced by multiple skylights, creating a light-filled and sociable environment ideal for modern living. The kitchen itself is fitted with a range of contemporary wall and base units, complemented by stylish worktops and splashbacks, integrated appliances and a central island providing additional storage and casual dining space.

To the first floor are two well-proportioned bedrooms and a spacious landing, along with a three-piece shower room. A further staircase leads to the second floor, where the impressive principal suite benefits from high ceilings, ample eaves storage and a dedicated area for a generous three-piece bathroom, creating a private and relaxing retreat.

Externally, the property features an enclosed courtyard-style rear garden, designed for low maintenance with patio flooring. On-street permit parking is available to the front. A superb home in a highly desirable location, early viewing is strongly recommended.





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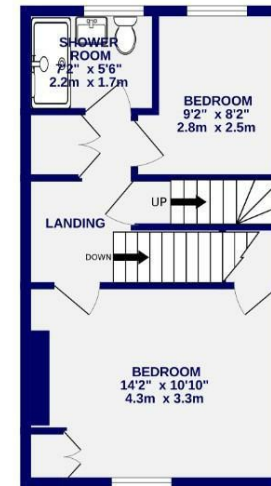
Freehold
Council Tax Band - B

- Stunning Townhouse
- Three Bedrooms
- Two Bathrooms
- Extended To Rear
- Sought After Residential Area
- Ideal Family Home
- Well Presented Throughout
- EPC TBC

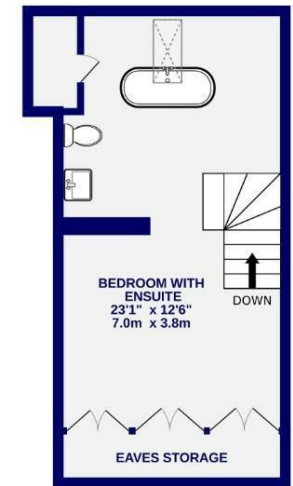
GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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