



27 Ambrose Street, York YO10 4DT

HUDSON
MOODY

A well presented TRADITIONAL MID-TERRACED HOUSE offered with NO ONWARD CHAIN. The house is situated just off Fulford Road and offers excellent access to the city Centre together with a pleasant riverside walks.

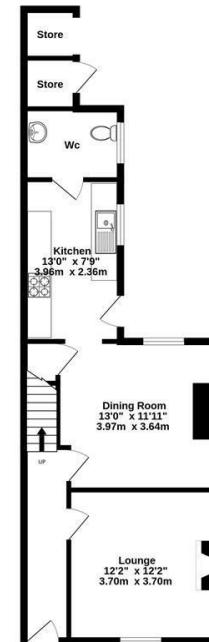
- Traditional Victorian Mid Terraced House
- Two Spacious Reception Rooms
- Fitted Kitchen.
- Ground Floor Cloakroom/Utility Area.
- Generous Master Bedroom and Second Double Bedroom
- New Roof Completed in 2005
- Pleasant South Facing Courtyard Garden
- On Street Parking Available
- Within Easy Reach of the City Centre and Riverside Walks
- No Onward Chain.

Guide Price £350,000

Tenure: Freehold

Council Tax Band: B

GROUND FLOOR
543 sq ft. (50.4 sq m.) approx.



1ST FLOOR
456 sq ft. (42.4 sq m.) approx.



TOTAL FLOOR AREA: 999 sq ft. (92.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained in these measurements of rooms, dimensions and areas, we would like to point out that they are approximate and not to be used for any constructional purposes only and should not be used as such by any prospective purchasers. The services and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.
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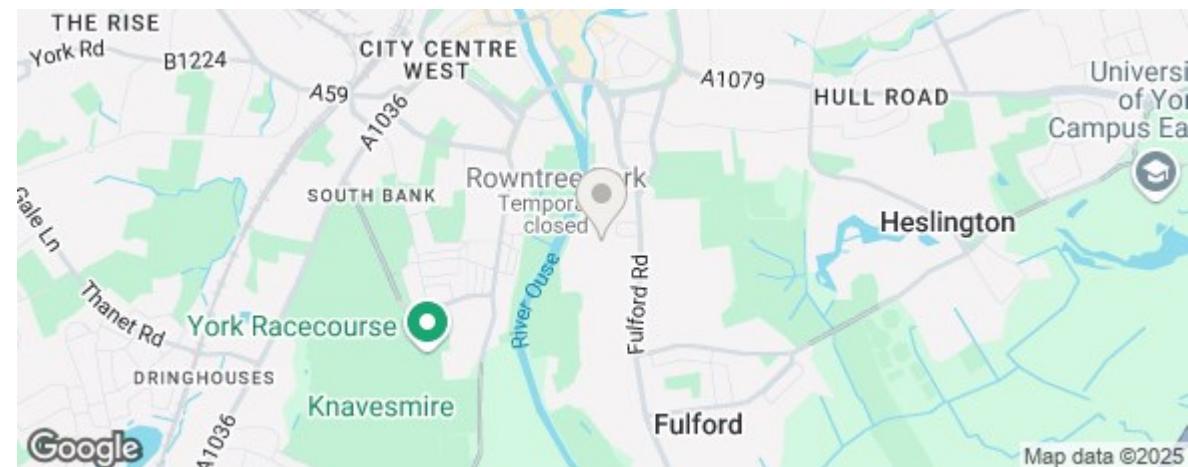


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (82 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody 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.