



**Ambrose Street
Fulford Road
York YO10 4DT**

Ref: 517

**Shared student house
Five bedrooms**

**York St John University – 1 mile
University of York – 1.5 miles
Strictly no smoking / no pets**

This five bedroom property is situated on a quiet terraced street within walking distance to York City centre.

On the ground floor there is one double bedroom at the front of the property, and on the first floor there are a further four double bedrooms, all bedrooms have beds, wardrobes, chest of drawers, and desks.

There is a communal lounge which has comfy sofas, television, and coffee table with French doors leading to the patio area at rear of property. The kitchen is fitted with white units, washing machine, fridge/freezer, and cooker.

At the rear of the ground floor is a shower room with wash basin, toilet and laminate flooring.

All rooms are neutrally decorated and all bedrooms have carpeting, there are telephone points and television aerials within this property.

The property is located close to the local shops on Fulford Road, which include a late hours local branch of Sainsbury's, newsagent and pubs. Branches of Aldi and Iceland are also within walking distance.

Fulford Road is on a bus route well served by the "park and ride" services. Alternatively, there is a riverside walk into the city centre.

For further information to check prices, availability or to arrange a viewing please email us or text this number: 07547-537956

Interior:

- Separate lounge
- Well equipped kitchen
- Bathroom with shower
- 5 double bedrooms

Exterior:

- On street parking
- Patio area
- Bike storage

Kitchen:

- Cooker
- Microwave oven
- Fridge freezer
- Washing machine

Entertainment:

- Broadband internet access*
(*tenants pay)

Comfort & Safety:

- Gas central heating
- Double glazing
- Smoke detectors