



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

**Ref: 517**

**Shared student house  
Five bedrooms**

**£66 per person per week  
(paid quarterly)**

**12 months let from July 2010  
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.

**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