

Ambleside Avenue, York YO10 3RX

Offers Over £200,000

**Stephensons**  
estate agents & chartered surveyors

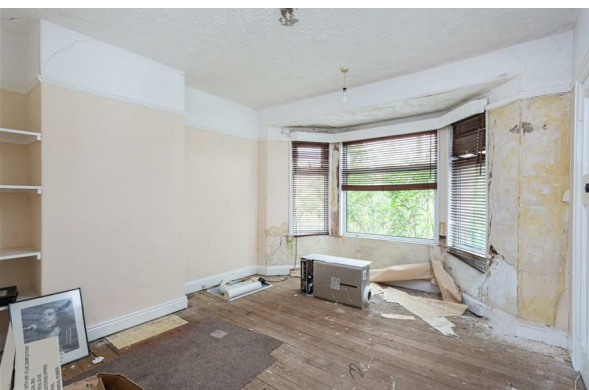


A rare and exciting opportunity to acquire an extended semi-detached home of considerable potential, having stood unoccupied for a number of years and now requiring a comprehensive programme of renovation and modernisation throughout. Offered for sale with no onward chain, we anticipate the property will be best suited to cash buyers or experienced renovators due to its current condition.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: up to 1000 Mbps\*  
 EPC Rating: D - 67  
 Council Tax: B - City of York  
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.



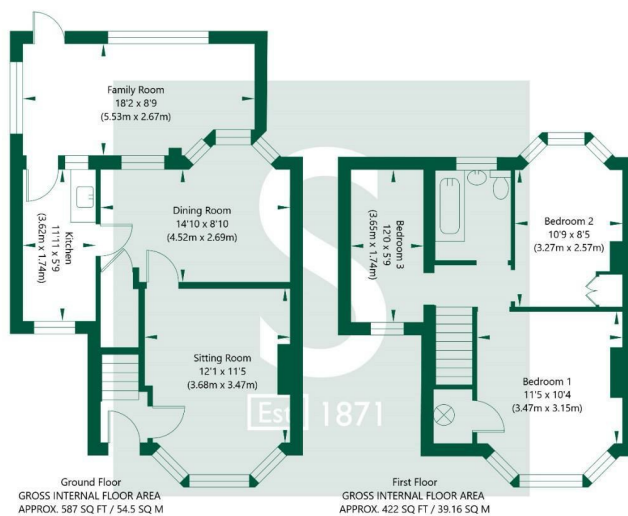
The accommodation currently comprises a front sitting room, separate dining room, kitchen and extended family room to the ground floor, providing a generous footprint with clear scope for reconfiguration and improvement. To the first floor are three bedrooms and a family bathroom.

Although now in poor condition, the property offers significant potential for refurbishment and upgrading, with the existing extension already enhancing the overall living space. Buyers have the opportunity to redesign and modernise the accommodation entirely to suit their own tastes and requirements.

Externally, the property occupies an established plot with gardens to the front and rear, while the location offers convenient access to local amenities, schools, transport links and York city centre.

Properties of this nature are rarely offered to the market, and early viewing is recommended for purchasers seeking a substantial renovation project with excellent potential.

Amleside Avenue, York, YO10 3RX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1009 SQ FT / 93.66 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2026



**Partners:**

- J F Stephenson MA (Cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg. dip MRICS
- O J Newby FNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)
- E G Newby MRICS
- T Brooks MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

**Associate Partners:**

- N Lawrence
- I Jarvis MNAEA