



St. Andrewgate, York, YO1 7BZ

- CITY CENTRE APARTMENT
- EXTREMELY SOUGHT AFTER LOCATION
- FIRST FLOOR
- FOUR PIECE BATHROOM
- TWO DOUBLE BEDROOMS
- GARAGE
- OPEN PLAN LOUNGE DINING

Asking Price £300,000



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DESCRIPTION

In our opinion, this property represents exceptional value for money. This is a fabulous opportunity to acquire a Pied à terre apartment, set in this characterful building, once forming part of the old fire station which was then skillfully converted in 1975.

Situated right in the heart of the historic city and close to all its amenities, including excellent shops, restaurants and cafes yet enjoying the tranquility of St. Andrewgate.

The first-floor apartment is entered directly off St. Andrewgate, through a gated entrance into a shared access way leading to two apartments, the property itself is very spacious and has accommodation extending to approximately 830 sq. ft. and is sure to appeal to a variety of buyers from those looking for a conveniently placed city dwelling to those looking for a sound city centre investment.

As well as boasting an excellent situation the accommodation benefits from two double bedrooms an open plan lounge dining room which overlooks St. Andrewgate and a garage.

Benefiting from gas fired central heating the accommodation briefly comprises, entrance hall, return staircase leading to a galleried landing and spacious lounge dining room with sash windows to the front, living flame coal effect gas fire with marble inset, hearth and ornate Adam style surround, kitchen with white fitted base and wall units, integral split level electric oven, hob and extractor fan hood, dishwasher and fridge freezer, built in storage cupboard.

An inner hallway with fitted bookshelves leads to two double bedrooms, bedroom one with rear door leading to balcony and spiral staircase which in turn leads down to ground level and communal courtyard, private single garage and communal visitor parking space, from the internal hallway is a four piece house bathroom.







Total floor area 77.4 m² (834 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

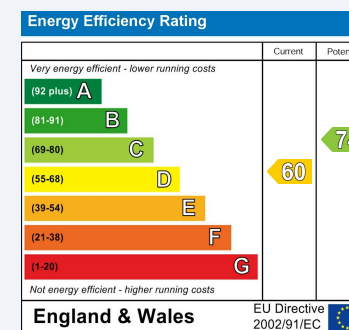
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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