



## St. Andrewgate, York £400,000

Forming part of the Old Fire Station, a Grade II listed building which was converted into Flats in 1975. Situated in the historic back streets of central York is this delightful two bedroom ground floor apartment. Benefiting from a rear garden and garage, as well as new floor covers and decor throughout, an early viewing is strongly advised.





The property is accessed via an iron gate which in turn leads to a solid wood panelled front door, which opens into a sizeable living, dining room which is partitioned by two steps which lead to the elevated living area.

In the centre of the apartment is a well proportioned kitchen benefiting from a range of wall and base units, electric oven and hob, stainless steel sink with mixer tap and drainer, as well as ample space for further appliances.



To the rear elevation are two double bedrooms, both benefitting from built in wardrobes and views over the rear garden. Bedroom two also has the benefit of a panelled door which gives access to the rear garden.

Completing the internal accommodation is a house bathroom which briefly comprises a panelled bath with electric shower over, pedestal wash basin, and a low flush wc.



To the outside the property boasts a rear garden and single garage, exceptionally unique for a city centre apartment.

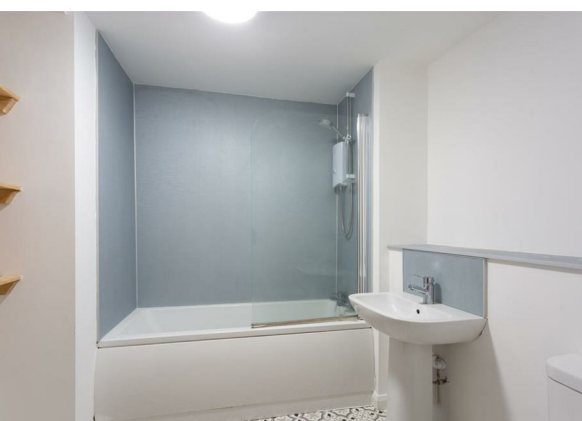
Tenure: Leasehold. Service Charge: £200 per annum. Ground Rent: £10 per annum. Length of lease: 999 years from 1975.

Services: Mains water, electricity and drainage

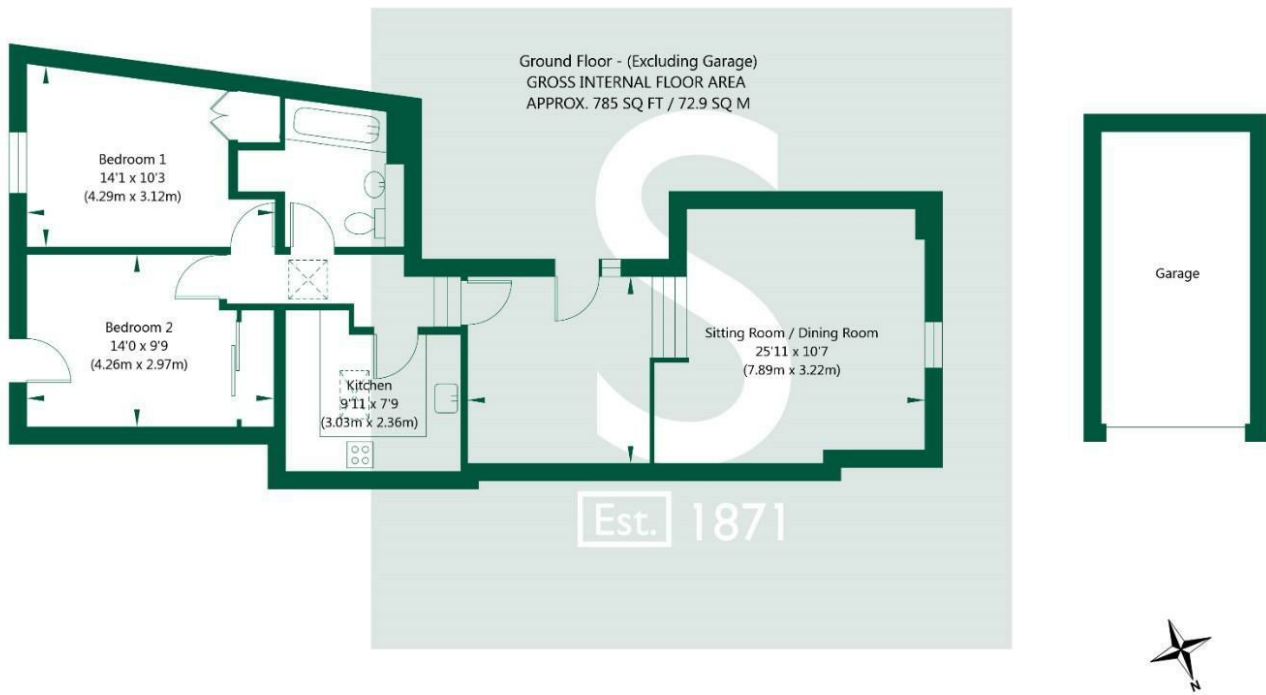
EPC: 65 (D)

Council Tax: City of York – Band E

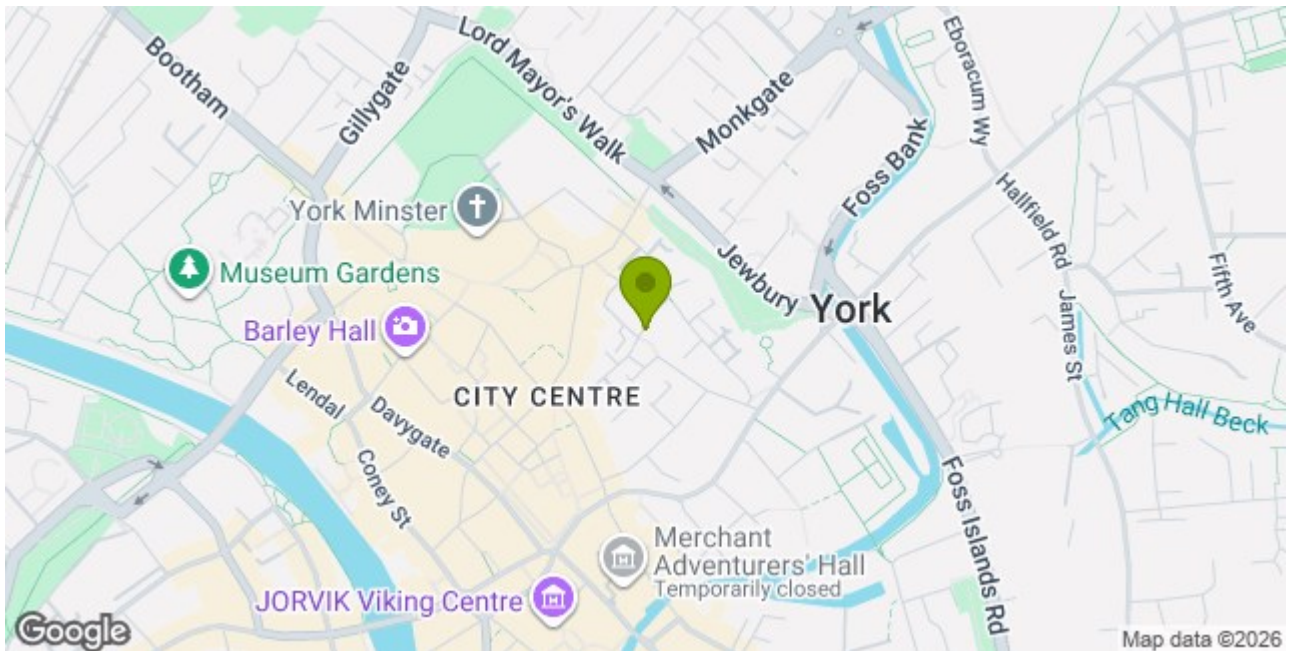
Viewings: Strictly via the selling agent 01904 625533



# St Andrewgate, York, YO1 7BZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 785 SQ FT / 72.9 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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