

St. Andrewgate, York YO1 7BR



welcome to

St. Andrewgate, York

Situated within the city walls just off Monk Bar and close to the iconic Shambles, St Andrewgate has long been one of York's most prestigious central city residential areas.













Entrance Hall

The entrance hall has laminate flooring and a radiator.

Lounge

13' 1" x 12' 1" + recess ($3.99m \times 3.68m + recess$) The lounge is open to the dining room, with laminate flooring, a window to the front of the home, a tv point, a gas fireplace, two radiators and a charming ceiling rose.

Dining Room

10' x 7' 1" (3.05m x 2.16m)

The dining room is open to the lounge and the kitchen, with laminate flooring, a charming ceiling rose and French doors to the rear.

Kitchen

8' 1" x 7' (2.46m x 2.13m)

The open kitchen has tiled flooring, wall/base units, an integrated microwave, an integrated oven, an integrated hob, a walk in pantry and a window to the rear of the home.

Landing

A carpeted landing with a radiator, an airing cupboard which holds the 5 year old, Worcester boiler and a unique, stained glass window to the primary bedroom.

Bedroom One

13' 1" max x 15' 1" max (3.99m max x 4.60m max) The first double bedroom has carpeted floors, two windows to the front of the property, a unique stained glass window to the landing, a storage cupboard, two radiators and a built in wardrobe.

Bedroom Two

 $8^{\prime}\,$ x $9^{\prime}\,$ 1" (2.44m x 2.77m) The second bedroom has carpeted floors, a window to the rear and a radiator.

Shower Room

The bathroom has tiled flooring, a w.c, a wash hand basin, a walk in shower, a towel radiator and LED lighting.

Loft Space

The loft is a great size and is fully boarded with electricity.

Exterior

The exterior of the property has a patio garden with fence to surround. The property also benefits of a garage, with a window to the rear and up + over doors (15×7.1).



This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any lots) floor areas), 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 lability is taken for any error, omission or misstatement. A partymust rely upon its care inspections; i.e. Reverse by www.localagant.com





welcome to

St. Andrewgate, York

- A TWO BEDROOM TOWN HOUSE
- PRIME CITY CENTRE LOCATION
- GARAGE
- CHARMING FEATURES THROUGHOUT
- OPEN PLAN LIVING

Tenure: Freehold EPC Rating: C

offers over

£400,000





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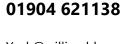


Property Ref: YOR109214 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Deangate

Goodramgate

DIG: An Archaeological

York@williamhbrown.co.uk

48 Goodramgate, YORK, North Yorkshire, YO1 7LF

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York's Chocolate Story

Please note the marker reflects the

postcode not the actual property

Map data ©2025

Adventure



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