



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 x 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' x 9' 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 x 7.1).



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.localagent.com



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109214 - 0003

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