



15 St. Andrew Place  
York YO1 7BP



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**15 St. Andrew Place  
York YO1 7BP**

**£235,000**

What a lovely view as you walk into town heading out of this apartment, you are greeted by the lovely archway with the Minster beyond.

The apartment is located on the second floor and offers a double bedroom, smart kitchen and neat lounge. Currently a successful rental for £895pcm.

There is an allocated undercover parking space which is not currently let to the tenant so could be utilised by the new buyer if you wish - the choice is yours!

EPC Rating C  
Council Tax Band D

**Communal Entrance**

Communal door into the communal entrance. The apartment is on the second floor.

**Entrance**

Entrance door into the apartment.

**Hall**

With window. Access to the lounge, bedroom and bathroom.

**Lounge**

17 x 8'11 (5.18m x 2.72m)

With bay window. Feature fireplace. Two radiators. Open archway into the kitchen. Two windows.

**Kitchen**

9'0 x 7'8 (2.74m x 2.34m)

Fitted with both high and level units with co-ordinating work surfaces. Plumbing for washing machine. Fitted oven with four ring gas hob unit and cooker hood over. Window. Space for small table and chairs, Space for low-level fridge. Boiler.





### Bedroom

13'7 x 9'0 (4.14m x 2.74m)

A good sized double room with window and radiator. Built in cupboard housing the hot water cylinder.

### Bathroom

Fitted with a three piece suite comprising bath with shower over, sink and WC. Radiator. Fan.

### Outside & Parking

There is an allocated under cover parking space.

### Leasehold Information

We have been advised of the following, This information will need to be verified by a solicitor

The property is leasehold.

The 999 year lease began in 1998.

Service charge £XX per month

Ground Rent £XX per annum

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

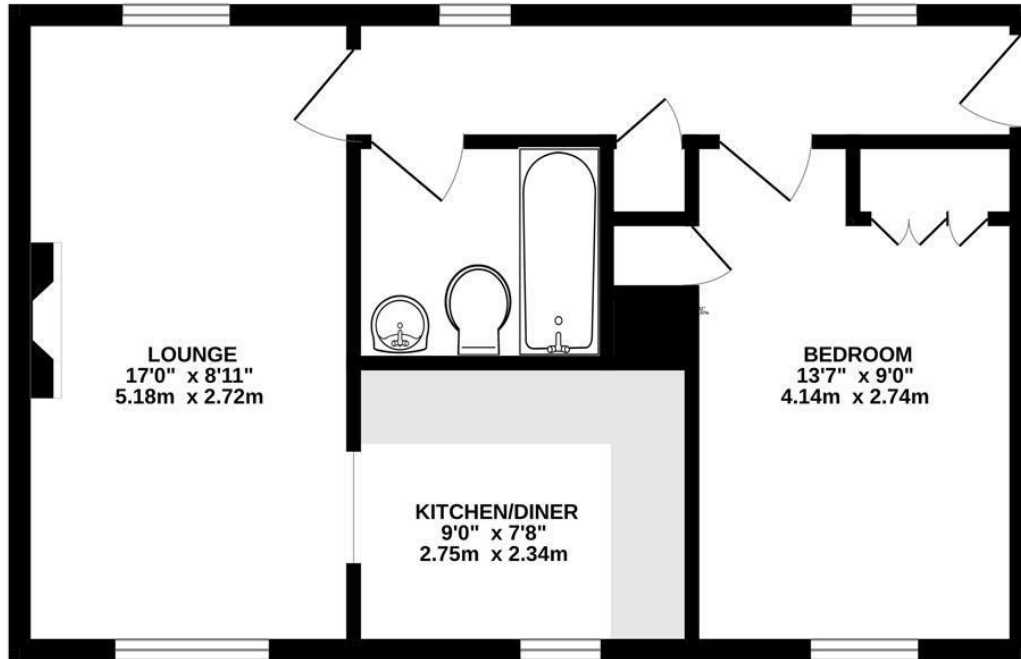


Council Tax Band of the property is D. The Local Authority is the City of York Council. Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a gas boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



15 ST ANDREW PLACE, YORK YO1 7BP

TOTAL FLOOR AREA: 447 sq.ft. (41.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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