St. Andrewgate, York

£310,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

St. Andrewgate, York YO1 7BZ

Est. 1871

£310,000

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.

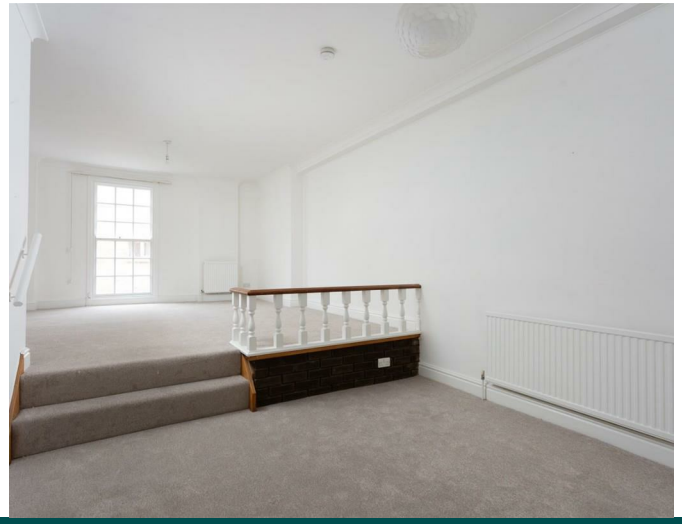
The property is accessed via an iron gate which in turn leads to a solid wood panelled front door, which opens into a sizeable living, dining room which is partitioned by two steps which lead to the elevated living area.

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
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: D - 65
Council Tax: E - City of York
Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.

Lease Details:
Lease Length : 948 years from 1975.
Service Charge : £480 per annum.
Ground Rent : £10 per annum.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Stephensons
estate agents & chartered surveyors

Partners:

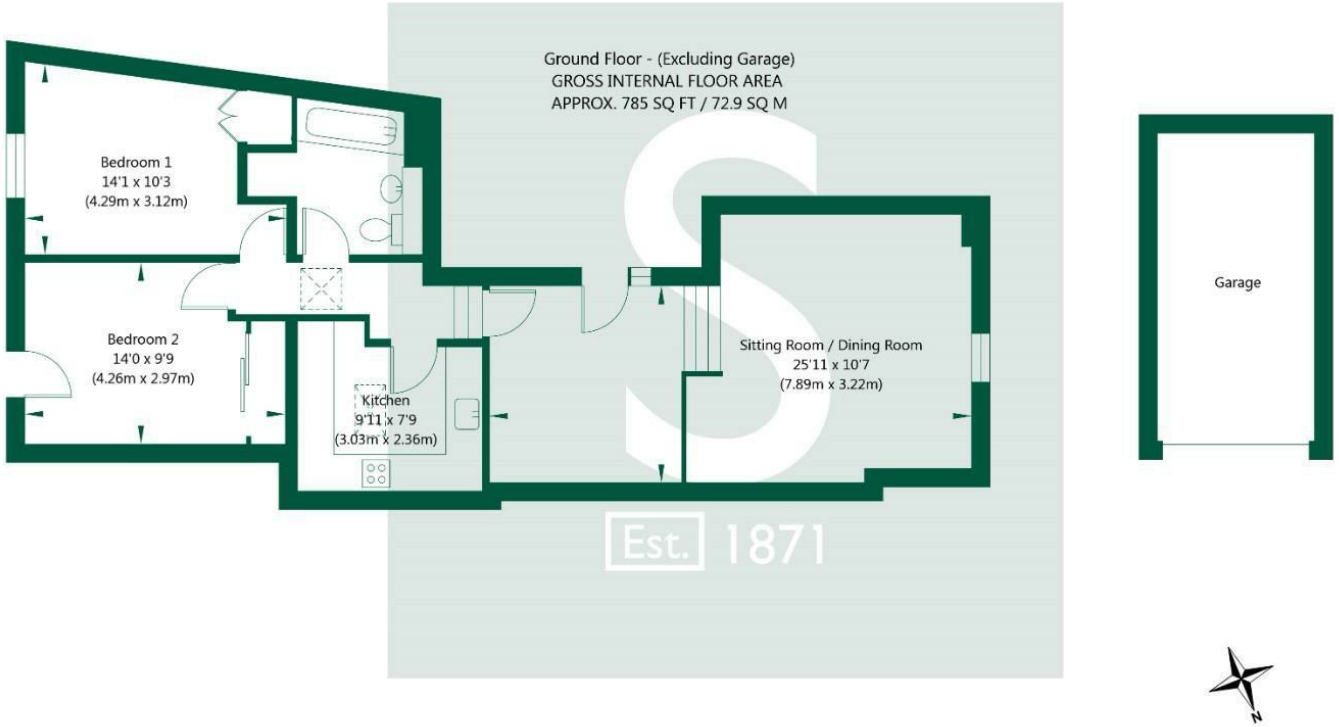
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

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.
www.exposurepropertymarketing.com © 2025