



St. Andrewgate, York

£325,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Est. 1871

St. Andrewgate,
York YO1 7BZ

£325,000

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.

Partners:

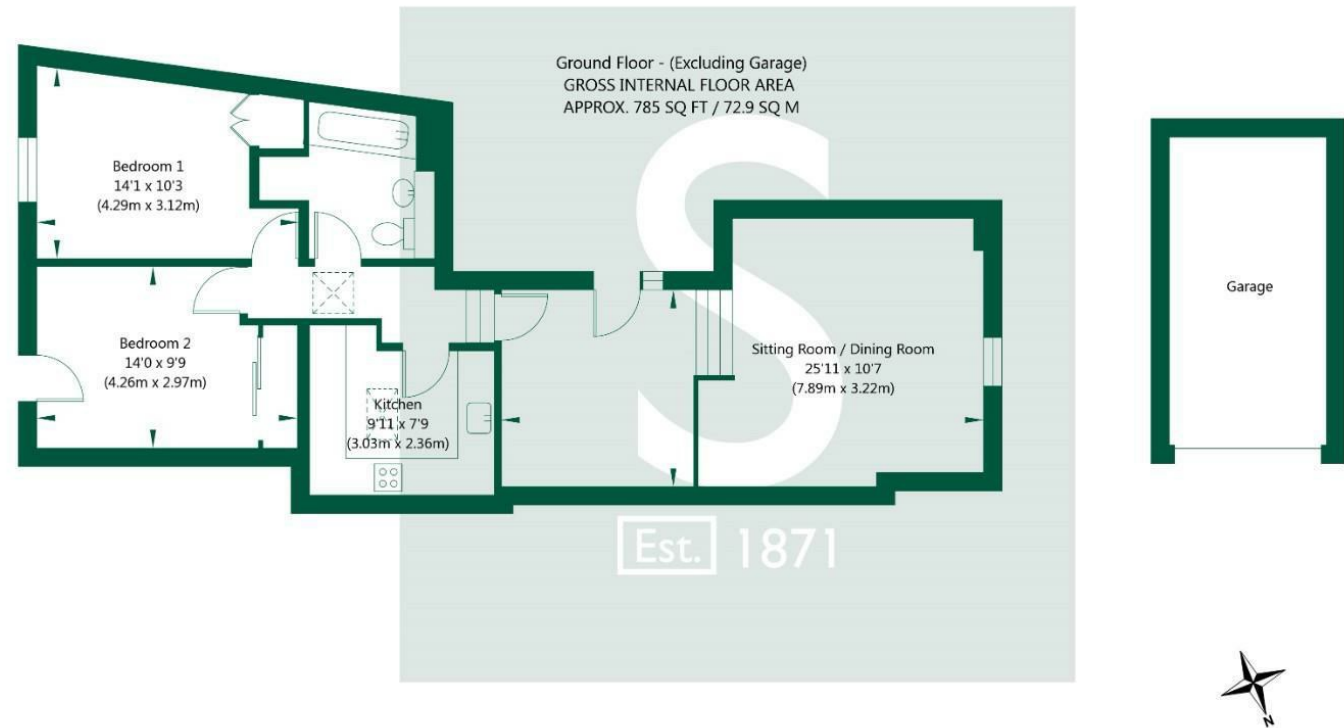
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

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 Boroughbridge: 01423 324324
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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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