



22 St. Andrew Place, York, Yorkshire, YO1 7BP  
£325,000

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Nestled in the heart of York, this delightful two-bedroom apartment on St. Andrew Place offers peaceful city living within a sought-after development. The property features a bright, spacious lounge and a modern kitchen opening into a dining area, ideal for both family meals and casual dining. There are two bedrooms and a bathroom.

Additional benefits include a garage and visitor parking—rare within the city. Ideally located close to York city centre, residents can enjoy a wide range of amenities, along with access to a communal garden.

An excellent opportunity for first-time buyers, professionals, or those looking to downsize—this charming apartment is not to be missed.

EPC Rating D  
Council Tax Band D

#### Entrance Lobby

Timber door. Timber framed window. Radiator. Door to lounge.

#### Lounge

17'8 x 10'1 (5.38m x 3.07m)

Two timber framed windows. Two radiators. Gas fire with surround and hearth. Entry phone.

#### Kitchen

8'2 x 8'0 (2.49m x 2.44m)

Fitted with high and low level units. Built in fridge freezer and washing machine. Sink and drainer units. Built in oven with 4 ring gas hob and extractor hood above. Timber framed window. Cupboard housing boiler.

#### Dining Room

11'2 x 7'5 (3.40m x 2.26m)

Timber framed window. Radiator. Opening into the kitchen. Door to the inner lobby.

#### Inner Lobby

Storage cupboard. Access to loft hatch. Doors to further rooms.

#### Bedroom One

11'3 x 8'7 (3.43m x 2.62m)

Timber framed window. Radiator. Built in wardrobe.

#### Bedroom Two

12'2 x 8'9 (3.71m x 2.67m)

Timber framed window. Radiator. Cupboard with clothing rail.

#### Bathroom

Fitted with a three piece suite comprising; bath with shower over, toilet and wash hand basin. Extractor fan. Opaque timber framed window. Radiator.

#### Outside

Outside storage cupboard.

To the rear of the property is a large walled communal garden, mainly laid to lawn with established trees.

#### Garage

With up and over door.

#### 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  
The property Electricity Supplier is Northern Power Grid.

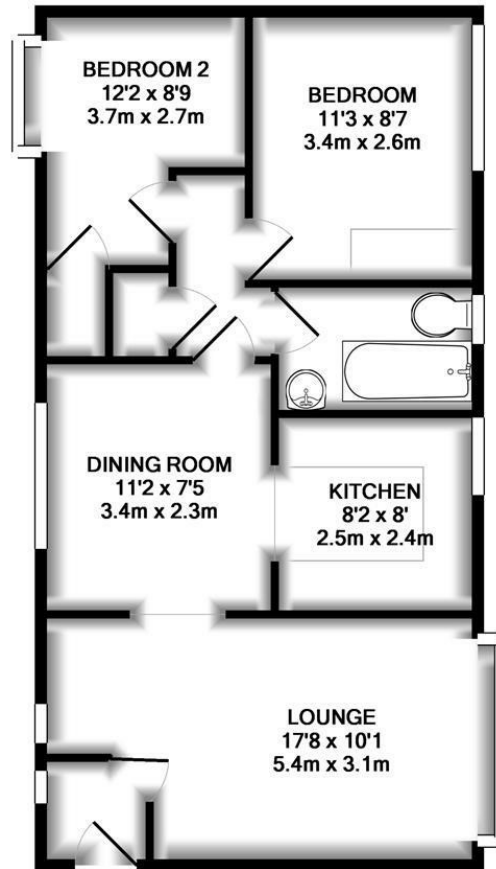
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water. The property has a combi boiler which supplies the heating and hot water. The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

#### 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 11 December 1998, there are 971 years remaining. Service charge: £195.10 payable monthly from April 2026  
Ground Rent: Peppercorn





TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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