



15 St. Andrew Place
York YO1 7BP

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

£220,000

Currently a successful rental, however can be sold with vacant possession! With a beautiful outlook onto St Andrew Place archway, the apartment is located within a stones throw from the city and the Minster beyond.

This fab second floor apartment offers a bright lounge, through to a modern kitchen and one double bedroom with built in wardrobe. There is also an allocated undercover parking space which is a great asset to have within the city! Offered with no forward chain!

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 is £132.43/month

Ground Rent information to be advised.

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

Land Registry - Also known as Plot 16 St Andrew Place York YO1 7BP (known as a postal address number 15)

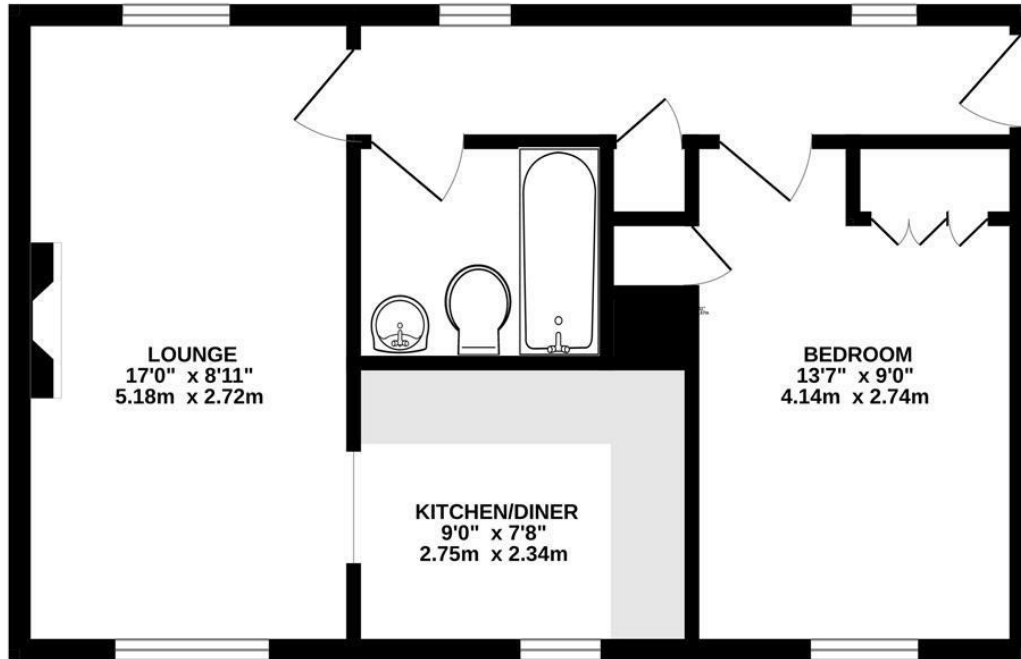
The property is currently let achieving £850pcm, the AST commenced on the 10th January 2025 for 6 months which will then roll onto a periodic tenancy. Gas cert and EICR are in date and can be provided upon request.

Anti - Money Laundering Compliance

We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



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

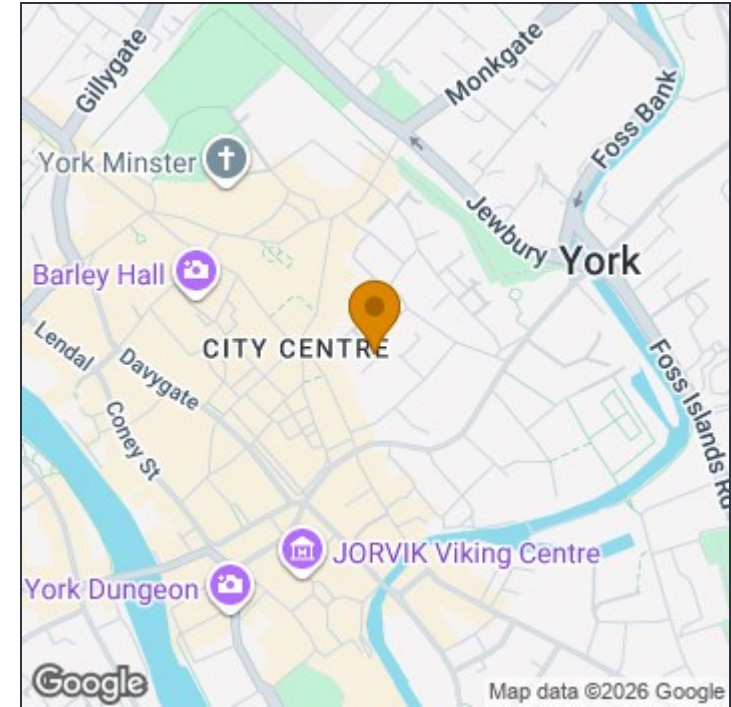


15 ST ANDREW PLACE, YORK YO1 7BP

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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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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