St. Andrewgate
, York
YO1 7BZ

Leasehold
Council Tax Band - E

- Grade II Listed Georgian Townhouse
- Three Bedrooms Set Over Three Floors
- Charming Open Living And Dining Room
- Set Within York City Walls
- Historic St Andrewgate Location
- Much-Loved Family Home For Decades
- Walled Courtyard Garden
- Carport And Communal Visitors Parking
- No Onward Chain
- EPC D

TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

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£475,000

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Set within our historic city walls, on the much sought-after St Andrewgate, this wonderful Grade II Listed Georgian townhouse is steeped in history and full of charm and character. Set over three floors, the property has been a much-loved family home for many years and has been exceptionally well looked after, offering a chain free and rare opportunity to own a piece of York's rich architectural heritage whilst being right in the heart of the city, with an excellent range of local amenities, restaurants, independent shops and everything York has to offer close at hand.

A welcoming entrance hall sets the tone, with character features throughout and a lovely sense of warmth. This leads into the generous open-plan living and dining space, centred around a focal fireplace which creates a wonderful heart to the home. To the rear is the Shaker-style country kitchen, with views across and direct access to the charming walled courtyard garden, making this a lovely space for everyday living and entertaining.

From the entrance hall, a character staircase with an attractive banister leads to the first floor. The principal bedroom is positioned to the front and enjoys two windows, along with built-in wardrobes providing excellent storage. To the rear is a further bedroom overlooking the courtyard garden, offering flexibility for guests, family or working from home. A heritage-style bathroom, complete with a bath with shower over completes this floor. The second floor provides a wonderful further double bedroom, with built-in wardrobes and lovely views across the rooftops of York, as well as towards the courtyard garden.

Externally, the property enjoys a wonderful open courtyard garden, enclosed by the surrounding walls and providing a peaceful and private setting in the heart of the city. There is also access to a carport and visitors' parking, a real benefit for a city centre property.