













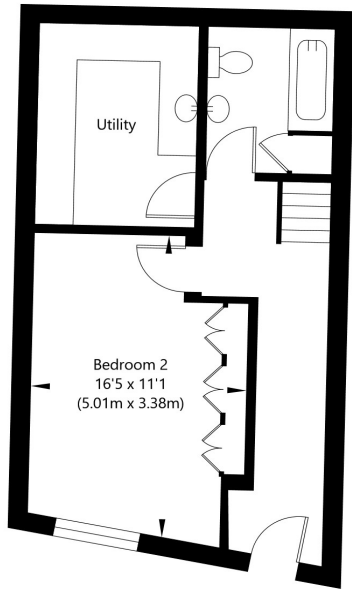




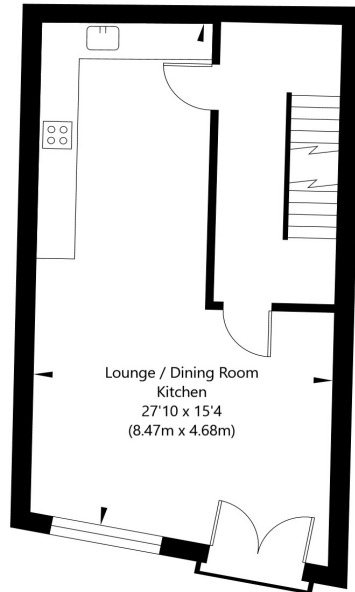




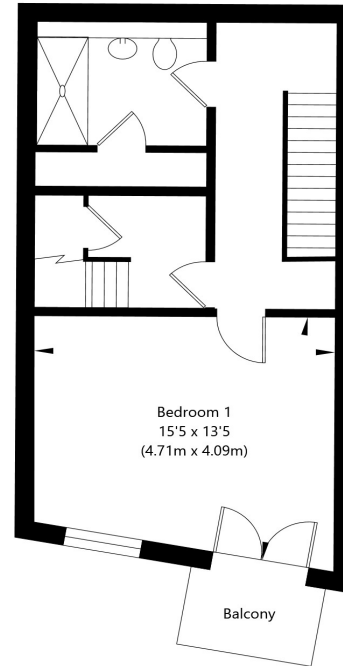
St Andrewgate, York, YO1 7BR



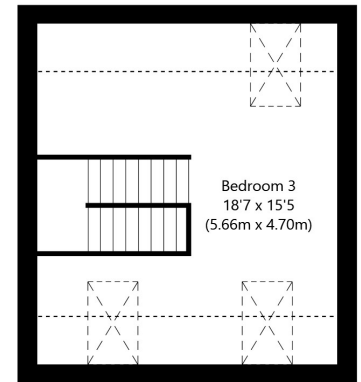
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 424 SQ FT / 39.39 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 432 SQ FT / 40.17 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 440 SQ FT / 40.9 SQ M



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 286 SQ FT / 26.6 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1582 SQ FT / 147.06 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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**LANCASTER
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For those whom a central location is key, you could not ask for a better position to benefit from all the city centre has to offer within striking distance of the front door of this three-bedroom townhouse. St Andrewgate is tucked behind Kings Square within the walls of the city of York and offers well balanced accommodation and is immaculately presented throughout.

Opening to the front, the property begins with an entrance hallway with decorative tiled flooring, off which is a spacious double bedroom with built in storage. This nicely appointed room offers any number of flexible uses including a home office as we all become more accustomed to the idea of working remotely from home. Also off the hallway is a utility room with provisions for washing and drying appliances and includes a sink. There is also a modern bathroom on the ground floor.

Stairs lead to a first-floor landing and into the open plan living area with kitchen. The lounge is at the front elevation and has Juliet balcony and is light and airy. The kitchen is well designed and laid out and as such there is ample space for a breakfast table. There are a series of wall and base units and include an integrated fridge/freezer, eye level oven and grill as well as a gas hob with extractor and space for a dishwasher.

On the second floor is a large master bedroom with balcony to the front elevation as well as a contemporary shower suite. A further bedroom is situated on the third floor and is bathed in natural light from Velux windows, through which is a stunning view onto the Minster.

In summary, a city town house offering well balanced accommodation in an enviable location.

LOCATION

The property is situated in the centre of the historical city of York. Famed for its city walls and York Minster, one of Europe's largest cathedrals of its kind, York is one of the countries most visited locations, attracting those looking to take advantage of the many bars, restaurants, historic and cultural attractions the city offers. The mainline train station offers services to London in under two hours and road links mean nearby cities such as Leeds and Harrogate are easily reached.

DIRECTIONS

From Kings Square by foot, walk onto St Andrewgate and the property is situated after a few yards on the left hand side.