

42, St. Andrewgate, York, YO1 7BZ

Guide price £875,000

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PRIME RESIDENTIAL









42 St. Andrewgate

SUBSTANTIAL DOUBLE FRONTED HOUSE WITH LARGE GARAGE/WORKSHOP, PARKING AND COURTYARD GARDEN IN THE HEART OF THE CITY

Significant double fronted house with large tandem garage/workshop and delightful south facing courtyard garden situated in one of York's most sought after residential areas within the city walls.

This 4 bedroom house provides comfortable accommodation over 3 floors in the very heart of the city centre just steps away from York Minster and the famous Shambles.

Reception Hall, Garden Room, Sitting Room, dining room, Kitchen, Study/Bedroom 4, WC, 3 further double bedrooms, family bathroom, First Floor Balcony, Courtyard Garden, Large garage/workshop, Parking

DESCRIPTION

St. Andrewgate is one of York's best kept secrets; almost exclusively residential it enjoys a unique 'village feel' and yet is just steps away from the many amenities and the historic Minster itself. The street enjoys a tranquillity which belies its convenient position, offering accessibility and a feeling of peaceful community in equal measure.

Constructed in 1980 in a period style, befitting its location and mirroring its neighbours, it is one of very few double fronted homes in the area. The property offers significant living accommodation together with a delightful south facing courtyard garden and large tandem length garage with additional private parking. Ideal for car lovers there is ample parking for 3 cars; the tandem garage having access at either end for maximum flexibility and ease of use.

The versatile and well presented living accommodation is arranged over 3 floors, with a charming first floor balcony from the sitting room. Given its size, the property works equally well as a main residence and, given its modern construction, as a lock up and leave. There is also potential for self contained ground floor accommodation if required.

- **Significant double fronted town house**
- **Versatile accommodation in excess of 2,000 sq ft over 3 floors**
- **Impressive reception hall**
- **First floor balcony and generous courtyard garden**
- **Stunning first floor sitting room with dual aspect**
- **4 impressive double bedrooms**
- **Large tandem garage and private parking**
- **Bright garden room**
- **Planning to extend ground floor if required**
- **Prime residential position within the city walls**

Leasehold - Share of Freehold

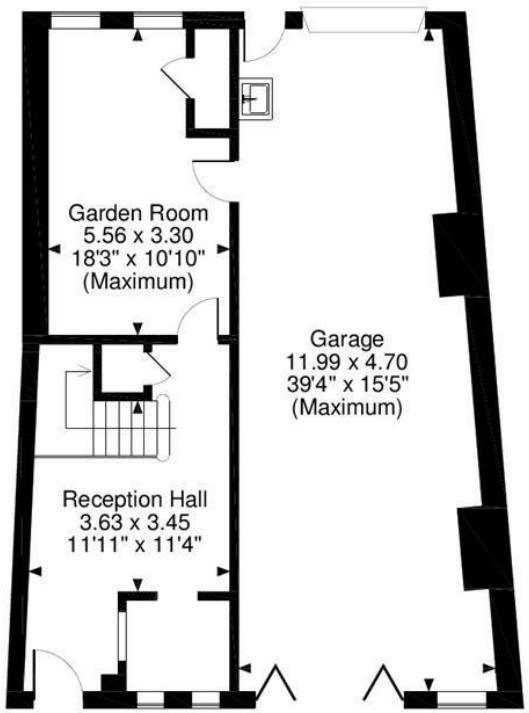




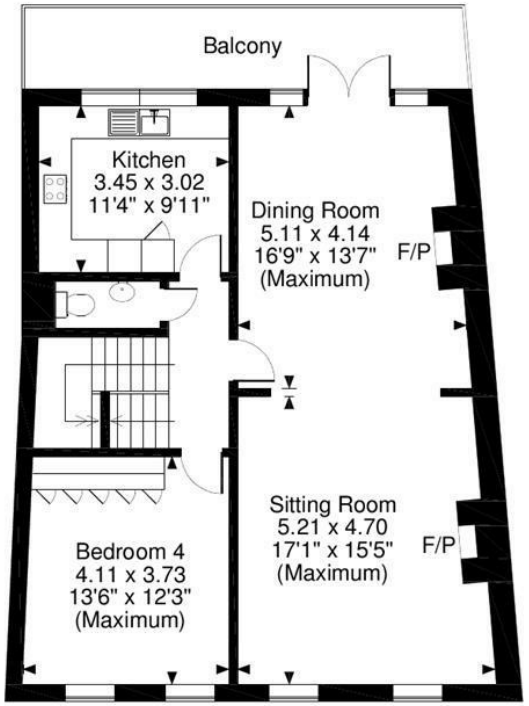


42 St. Andrewgate, York

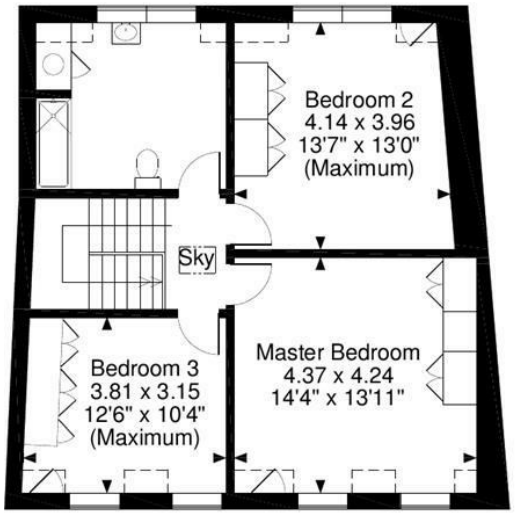
Approximate Gross Internal Area
Main House = 2,016 sq ft / 187 sq m
Garage = 540 sq ft / 50 sq m
Total = 2,556 sq ft / 237 sq m



Ground Floor



First Floor



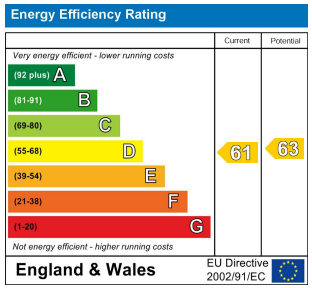
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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YORK SCIENCE PARK, INNOVATION CENTRE INNOVATION WAY, HESLINGTON, YORK, NORTH YORKS, YO10 5DG
T. 01904 202820 | **E.** info@prime-resi.com
WWW.PRIME-RESI.COM