



4 Granary Court  
St Andrewgate,  
York YO1 7JR

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# 4 Granary Court

## St Andrewgate, York YO1 7JR

**£595,000**

Nestled in the charming Granary Court, York, this spacious townhouse offers a perfect blend of modern city living sat within a quiet retreat. With four spacious bedrooms and three bathrooms this property is ideal for families or those seeking extra space for guests or a home office. The layout is thoughtfully designed, featuring an open plan living space with modern kitchen that serves as the heart of the home, perfect for entertaining.

Granary Court in York has a history dating back to the 1800s, when it was used as a granary by the Corn Merchants Hurlley Dickinsons & Sons. Converted back in the late 1980's this good sized family home is a stones throw from the bustling city centre. With the added bonus of a garage!

Do not miss the chance to make this delightful property your own, a viewing is highly recommended to appreciate the size and location. Call Quantum on 01904 631631

### Communal entrance door

Secure entry with buzzer system. Post boxes.

### Entrance Hallway

A spacious entrance hallway with entry phone system. Radiator. Stairs leading to the first floor. Doors to further rooms.

### Cloakroom

Fitted two piece suite comprising; toilet and sink with vanity unit. Extractor fan.

### Open plan Lounge/Dining room

15'5 x 12' (4.70m x 3.66m)

A bright and spacious open plan room with UPVC window and UPVC double doors leading into the garden. Two radiators. Opening through to the kitchen area.

### Open plan kitchen

9'0 x 16'4 (2.74m x 4.98m)

Fitted with modern high and low level units and coordinating worktops. Inset double sink. Built in dishwasher, double oven and fridge freezer. Electric hob with extractor hood over. UPVC window. Radiator. Door leading through to the hallway.

### Stairs to First Floor

### First floor landing

Doors to further rooms.

### Utility Room

9'5 x 9'0 (2.87m x 2.74m)

With fitted units. Sink and drainer. UPVC window. Space and plumbing for washing machine. Space for tumble dryer. Boiler.

### WC

Fitted with a two piece suite comprising; toilet and sink. Heated towel rail.

### Bedroom One

11'9 x 15'7 (3.58m x 4.75m)

A lovely spacious bedroom with ensuite shower room. Built in wardrobes with sliding doors. Two UPVC windows. Radiator.





#### Ensuite Shower room 5'4 x 7'6 (1.63m x 2.29m)

Fitted three piece suite comprising; Walk-in shower, double sink and vanity unit, wash hand basin and toilet. Exactor Fan. Shaver point. Store cupboard.

#### Store cupboard A handy store room.

#### Stairs to second floor

**Second floor landing**  
High ceilings with feature beams. Velux window.

#### **Bedroom Two** 12'6 x 13'1 (3.81m x 3.99m)

With UPVC window and radiator. Built in wardrobe with hanging rail.

#### **Bedroom Three** 7'0 x 12'8 (2.13m x 3.86m)

With UPVC window. Radiator. Feature beams.

#### **Bedroom Four** 7'3 x 10'5 (2.21m x 3.18m)

With UPVC window. Radiator. Feature beams.

#### **Wet room** With shower and extractor fan.

#### **Bathroom** 7'0 x 5'9 (2.13m x 1.75m)

Fitted with a three piece suite comprising; bath with shower over, wash hand basin and toilet. Heated towel rail. Extractor fan. Feature beams. Velux window.

#### **Rear Garden**

A walled rear garden laid with gravel for ease and low maintenance. There are raised flower borders ideal for planting, adding a touch of colour.

#### **Garage**

Accessed via secure gates. The garage has an electric door and is laid on with power and light.

The garage is leasehold and there is a small yearly charge for this which includes the maintenance of the common areas.

#### **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 F. 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

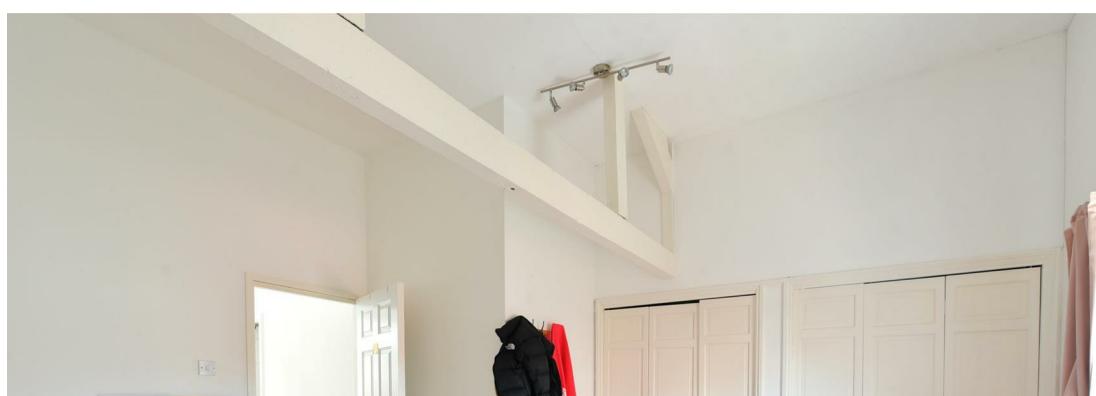
#### **Additional Information / Service Charge**

The property is currently tenanted achieving £1950pcm. The tenancy started in 2023 and is running on a period tenancy.

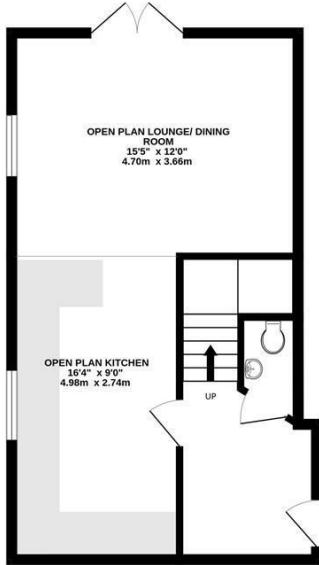
Gas certificate and EICR available.

There is an annual service charge of £128 for management of the communal areas for the garage and building insurance of the garage area. The vendor has a share in the management company. The parking space is within the garage which has an electric garage.

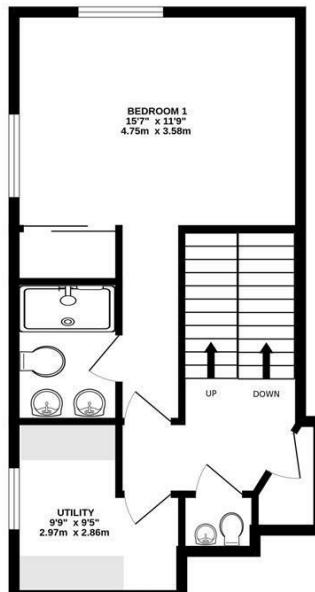
The property is freehold.



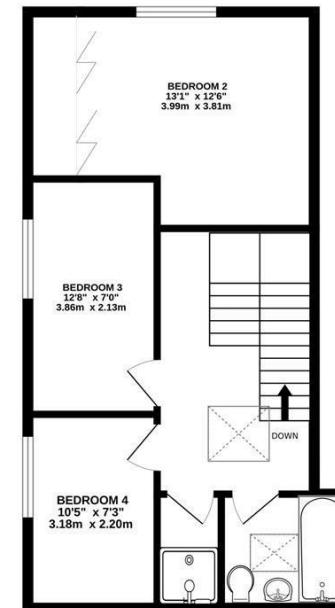
GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



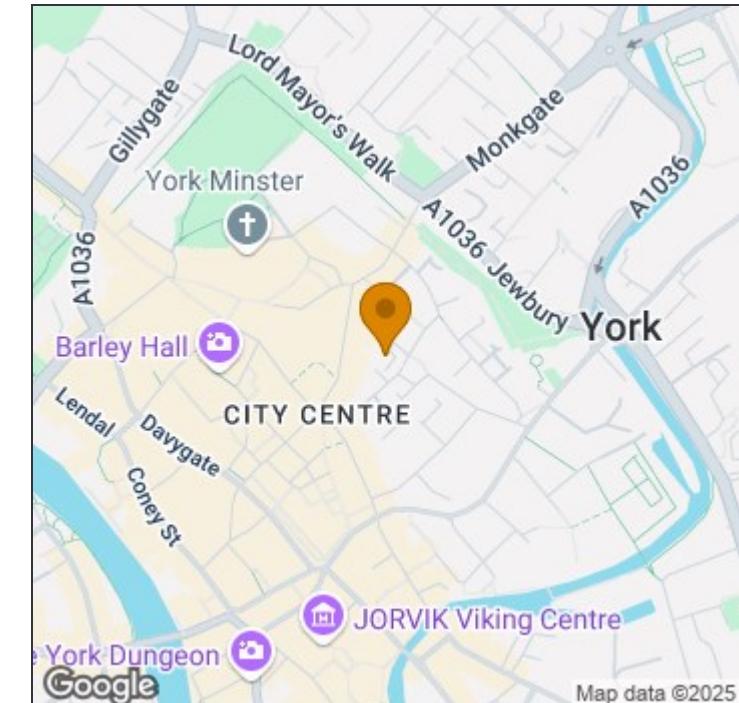
TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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