



Bush & Co.





## 99a York Street, Cambridge, CB1 2PZ

**Guide Price £450,000 Freehold**



Energy Rating Band D

99a York Street is a 2-bedroom mid-terrace home of brick elevations under a tiled roof offering well-planned accommodation arranged over 2 floors measuring over 650 SQ FT, being sold with no onward chain.

In brief, the accommodation consists; Open plan living/dining room which is light, bright and airy with dual aspect sash windows to front and rear aspects, stripped original floorboard, cast iron fireplace with ornate surround, and stairs rising to the first floor.

The kitchen has a range of matching cabinets and drawers, ample work surfaces, an integrated oven, a 4-ring gas hob with extractor above, space and plumbing for various appliances, and part glazed door leads to the rear garden.

The first-floor accommodation has 2 bedrooms off a central landing. The principal bedroom is a double located to the front of the property and spans the width of the home, with a sash window. Bedroom 2 is a comfortable single. The bathroom has a bath with a shower over, WC, hand wash basin, and tiled flooring.

Outside, the enclosed rear garden is currently designed for low maintenance, there is a patio area with shrub borders, and a timber shed provides storage.

York Street is a desirable road situated in a prime location within easy reach of the city centre. The area is currently experiencing a surge in development investment, with both the Grafton and Beehive centres proposing large-scale world-class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parker's Piece.







## Exceptional service in Cambridge and the surrounding villages

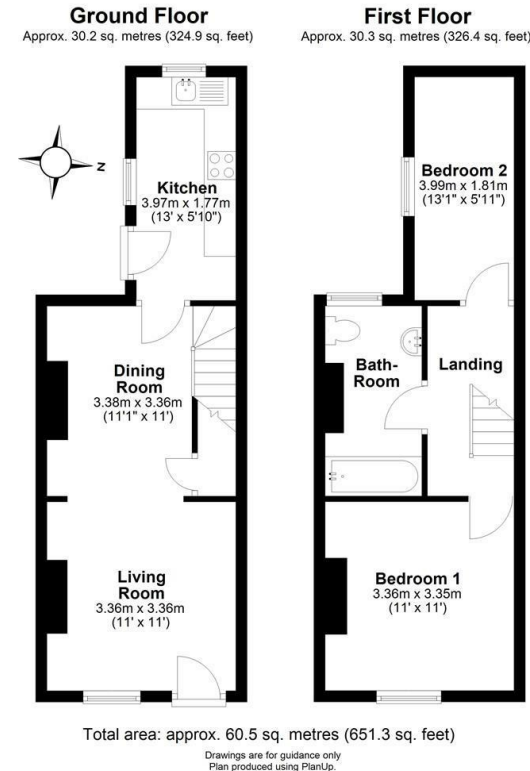
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## Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN  
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