



Bush & Co.



39 York Street, Cambridge, CB1 2PZ

Guide Price £465,000 Freehold



Energy Rating Band D

39 York Street is a charming family home offering open plan living, a first-floor bathroom, new sash windows throughout, and a private rear garden. The accommodation is well planned and measures over 700 SQ FT.

In brief, the accommodation consists of: The living/dining room is open in design with dual aspect sash windows to the front aspect, working cast iron fireplace with surround and decorative tiling, original stripped floorboards, stairs to the first floor, under-stair storage cupboard, bespoke shelving with seating area. The kitchen has a range of matching cabinets and drawers, ample work surfaces, an integrated Zanussi oven, space for appliances, a window to the rear aspect, door to the utility room. The utility has space and plumbing for appliances, and a door to the rear garden.

The first-floor accommodation has 2 double bedrooms off a central landing, with access to the loft space. Bedroom 1 is a double located at the rear of the property, with original stripped floorboard, cast iron fireplace sash window overlooking the garden. Bedroom 2 again is a double, with original stripped floorboards, a window to the front aspect, and a feature cast iron fireplace. The bathroom is modern in design and has a bath with a shower over, WC, hand wash basin, finished with stylish tiling.

Outside, the private rear garden is predominantly laid to lawn, mature planting gives a high degree of privacy, there is a pathway to the foot of the garden, where there is a patio and timber storage shed that has power and lighting, as well as air conditioning connected. There is a side passageway that gives access back to York Street

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.

Agents note: There is a right-of-way for the neighbouring 4 properties. The air conditioning in the storage shed has not been serviced by the current vendors



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

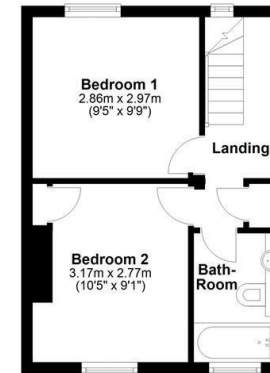
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Ground Floor
Approx. 36.2 sq. metres (389.5 sq. feet)



First Floor
Approx. 26.7 sq. metres (287.7 sq. feet)



Total area: approx. 62.9 sq. metres (677.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp

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
www.bushandco.co.uk

