



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 area

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169 Mill Road  
Cambridge  
Cambridgeshire  
CB1 3AN  
[www.bushandco.co.uk](http://www.bushandco.co.uk)

Contact us for a market appraisal  
01223 246262  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)



### 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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.