



43 York Street, Cambridge, CB1 2PZ

Guide Price £535,000 Freehold



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**A CHARMING, CHARACTERFUL AND EXTENDED VICTORIAN HOUSE WITH A WEST-FACING GARDEN AND A BRICK-BUILT GARDEN STUDIO, LOCATED IN THE PETERSFIELD AREA, CLOSE TO MILL ROAD AND CAMBRIDGE STATION.**

- 797 sqft / 74 sqm
- 2 bedrooms, 3 receptions, 1 bathroom
- Useable loft room with skylight
- Replacement sash windows in 2013
- No onward chain
- Victorian house built in 1880, extended in 1990s
- Brick-built garden studio
- Street parking. Communal EV charger
- Gas-fired heating to radiators
- West-facing rear garden. Plot size approx 0.03 acres.

43 York Street is a two-bedroom, mid-terrace house with a useable loft room, extended kitchen/dining room and a detached studio set in a west-facing rear garden.

The property is within easy reach of the river, Midsummer Common, Mill Road and Cambridge Station. Nearby schools include St Matthew's Primary School and Parkside Community College.

Tastefully finished accommodation with many attractive period features and recent modern improvements includes a charming sitting room with open fireplace, made-to-measure recess cabinetry and restored wooden floorboards. A dining room with ornate fireplace, recess cabinetry and book shelving opens to an extended kitchen/dining room with large skylights and a refitted kitchen providing matching cabinetry, working surfaces and space for a range of appliances. Access to the garden is from this room.

A concealed staircase from the dining room leads to the first-floor accommodation. A landing area leads to a spacious bathroom suite and two bedrooms.

Outside, there is an established west-facing rear garden with a brick weave pathway leading to a characterful brick-built studio with sash window, wood floor, panelling and electricity. There is a shared pedestrian right of way access to the rear of the property, used by neighbouring properties.

**Location**

York Street is conveniently situated between New Road and Ainsworth Street, around 1 mile east of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is less than a mile away from Cambridge Railway Station with direct links to London. Mill Road, Newmarket Retail Park and the Beehive Shopping Centre, are also a short walk away.

Schooling is excellent and the area falls within the catchment of St Matthew's Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as 'outstanding'.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**Fixtures and Fittings**

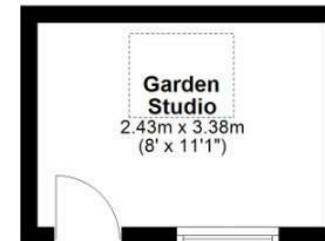
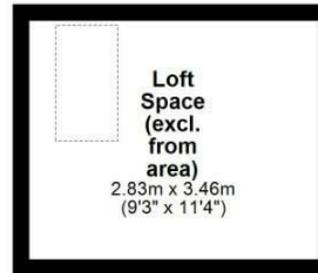
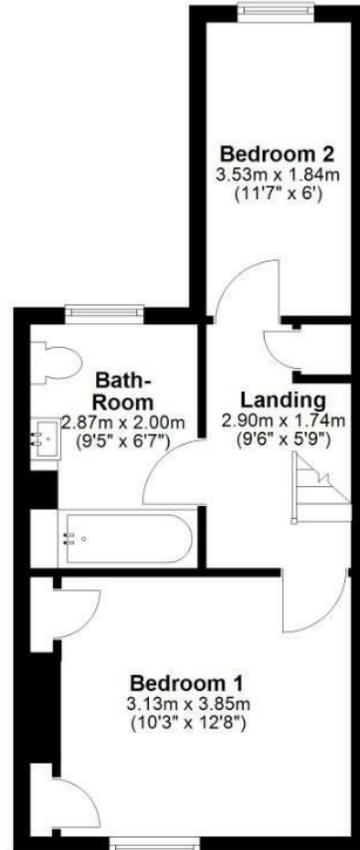
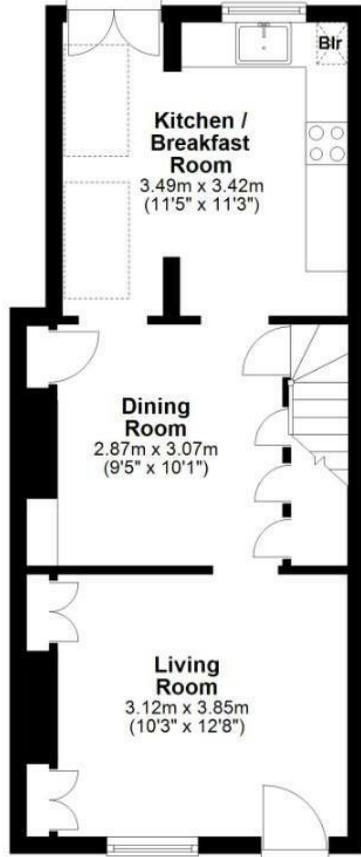
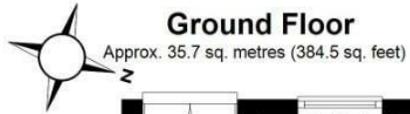
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Total area: approx. 74.1 sq. metres (797.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Current: 65  
Potential: 81

EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



