



32 York Street, Cambridge, CB1 2PY  
Guide Price £575,000 Freehold



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01223 323130

**AN EXCEPTIONAL AND STYLISHLY EXTENDED VICTORIAN HOUSE WITH A LANDSCAPED GARDEN. ACCESS TO RESIDENTIAL PARKING IN A PRIVATE ROAD AT THE BACK. LOCATED CLOSE TO MILL ROAD AND CAMBRIDGE STATION.**

- 700 sqft / 65 sqm
- 2 bedrooms, 2 receptions, 1 bathroom
- Front roof replaced in 2023
- Landscaped gardens measuring 11.64m x 4.37m
- On street parking double-storey extension in 2016 (10-year warranty)
- Late Victorian mid-terrace house (1890's)
- Double-storey extension in 2016 (10-year warranty)
- Gas-fired heating to radiators. New boiler in 2024
- EPC – D / 67
- Bifold doors, sash windows and Velux windows in 2016

32 York Street is a late Victorian terrace house, which has been creatively extended, altered and refurbished to an excellent standard. This fine period home offers an expansive open-plan living space with modern touches, period features and a high degree of natural light throughout both floors.

Upon entering the property, an impressive social reception space comprises of three areas; the dining area, kitchen and sitting room. The dining area to the front has an open fireplace, sash window with custom-made shutters, picture rail and original recess cabinetry. A stylish, contemporary and well-equipped kitchen divides the dining area and sitting room providing has a range of two-tone cabinets, marble worktops, an inset Belfast sink and a range of integrated appliances. There is a concealed downstairs storage cupboard behind attractive wood panelling. A rear sitting area with elegant bifold doors provides complete views of and access to the garden. A beautiful rustic wooden floor runs throughout the ground floor level.

Upstairs, an elegant landing space leads to a bright and airy bathroom suite with stylish fittings and two spacious double bedrooms. Bedroom one has a wealth of character and bedroom two has a vaulted ceiling with Velux window and views to the garden.

Outside, the rear garden has been beautifully designed and provides rear access to a back lane. A gravelled pathway with established and colour-themed borders to both sides, leads to a paved and secluded seating area and timber store. There is access to residential parking in a private road at the back.

**Agent's Note**

There is a right of way to the rear through neighbouring properties, leading to the side access gate.

**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, whilst secondary provision is at Parkside Community College, which is 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.





## Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



## First Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 65.0 sq. metres (700.0 sq. feet)

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>		
		EU Directive 2002/91/EC

Current: 67  
Potential: 83



