



York Street, Cambridge, Cambridgeshire  
CB1 2PY

Pocock + Shaw



30 York Street  
Cambridge  
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A modernised 2 bedroom Victorian end terrace house of character in a highly popular near central location

- Sitting Room
- Dining room with kitchen area
- Bathroom
- 2 Bedrooms
- Gas central heating
- Part double glazing
- 33ft enclosed rear garden
- Prime central location

Offers Around £430,000





York Street is situated between New Street and Ainsworth Street in the popular Petersfield area of Cambridge about 1 mile south east of the city centre and 0.7 miles from the railway station. There is a wide range of shops, cafes, restaurants and other facilities within the immediate vicinity including in nearby Mill Road. Anglia Ruskin University is nearby as are well regarded primary and secondary schools. There is a path that leads from the street directly to the Beehive shopping centre.

Rope walk which runs behind the rear gardens of 2 - 90 York Street offers private off-road parking via gated access to the residents of these properties only.

This charming Victorian end terrace house has been modernised and extended while retaining much character.

**Sitting Room** 13'0" x 11'3" (3.97 m x 3.44 m) with fireplace with half glazed entrance door, uPVC double glazed window, gas living flame 'coal' fire, radiator built in cupboard, laminate flooring and door to

**L shape Dining room/Kitchen** 12'11" x 11'5" (3.94 m x 3.47 m), plus 7'52" x 4'2" (2.27 m x 1.26 m) with radiator, shelving, staircase and kitchen area with work surfaces with cupboards and drawer below, inset sink unit, plumbing for washing machine, tiled surrounds, wall cupboards, roof-light and half glazed door to rear garden.

**Bathroom** 5'8" x 6'6" (1.73 m x 1.98 m) with bath with shower attachment and tiling above, hand basin, wc, radiator, double glazing and vinyl flooring.

## First Floor

### Landing

**Front Bedroom1** 10'5" x 11'5" (3.17 m x 3.47 m) with uPVC double glazing, alcove shelving and radiator.

**Rear Bedroom 2** 9'5" x 8'1" (2.88 m x 2.47 m) with sash window, radiator, cupboard housing Worcester gas combination boiler, bulkhead cupboard and access to roof space.

## Outside

**Rear garden** 33'2" x 13'5" (10.10 m x 4.10 m) enclosed by fencing with lawn, shrubs and trees and side gate to the street. The occupiers of two neighbouring properties also have pedestrian access via this gate.

## Council Tax Band C

**Tenure** Freehold

**Services** Mains electricity, gas, water and drainage

**Viewing** By Arrangement with Pocock + Shaw





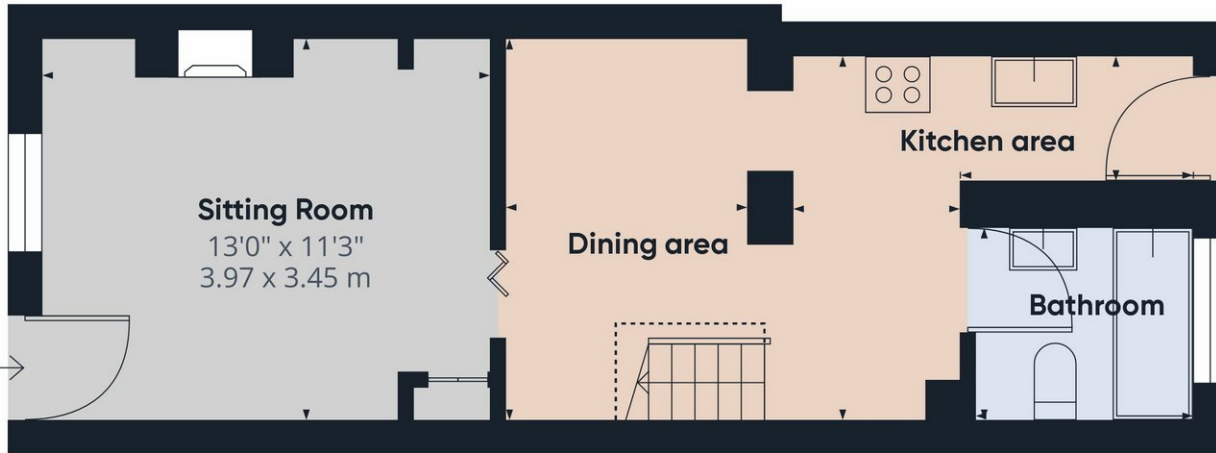
First Floor



Approximate total area<sup>(1)</sup>

613.54 ft<sup>2</sup>

57 m<sup>2</sup>



Ground Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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