



99 York Street

Norwich, Norfolk, NR2 2AP

BROWN & CO



99 York Street, Norwich, Norfolk, NR2 2AP

Wonderfully presented three-bedroom terraced house superbly positioned on a quiet no-through road in the golden triangle area of Norwich.

£420,000



DESCRIPTION

No 99 York Street is a most attractive mid-terraced house positioned on a delightful no-through road in the golden triangle area of Norwich. The house has improved a great deal since the owners acquired the property around 8 years ago with a substantial inventory of works carried out to all rooms, but particularly the kitchen, utility and family bathroom.

The house retains many fine period features enjoying delightful fireplaces, picture rails, skirting, original doorbell and ceiling roses and will be of great interest to buyers keen to establish themselves in one of the most prestigious and fashionable areas of the city.

Approached at the front, No.99 enjoys a charming entrance hall which widens as you continue through the house with the staircase in full view leading up to a super landing area serving the three bedrooms. On the ground floor, the principal rooms are located off the hall and comprise a fine sitting room with fireplace and the dining room with another fireplace and enjoys access into the gardens at the rear.

The kitchen has been beautifully renovated with a modern twist to a house which dates to Victorian times. The utility is linked off the kitchen and there is a shower room at the rear of the house.

The gardens are well maintained and will suit any buyer looking for privacy with a main paved area ideal for alfresco dining. There is also a garden shed which will remain with the property.

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Local authority – Norwich City Council. Council tax band C

LOCATION

This area is very well regarded and is considered to be one of the most prestigious and fashionable areas of the city. There are a number of local shops in the area only a short distance from the property, providing a good range of facilities and a 'village' atmosphere. There are also well-regarded state and private schools on this side of the city.

DIRECTIONS

Leave the centre of Norwich via Unthank Road continuing past the shops and passing Cambridge Street. Take the left turn into Gloucester Street and follow until you reach Leicester Street on the left. Follow Leicester Street until the end with the York Tavern on your left, take the left turn onto York Street. The property will be located on the left-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



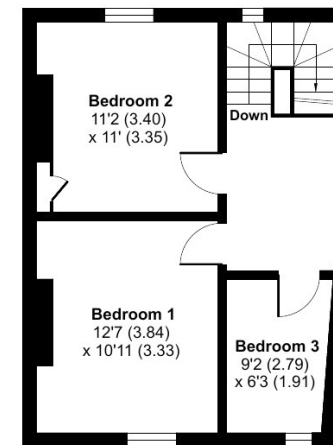
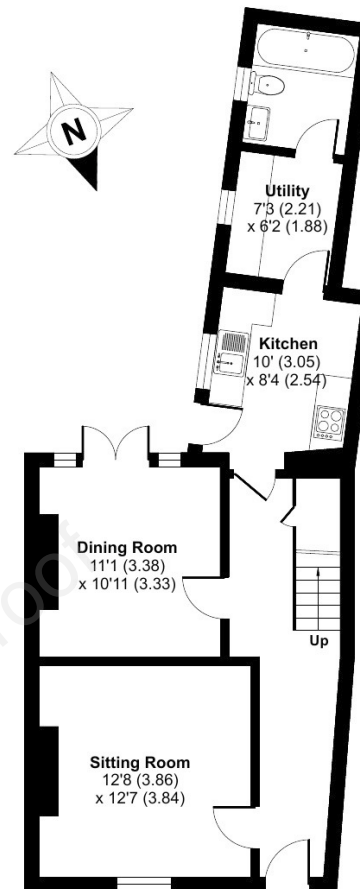


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

York Street, Norwich, NR2

Approximate Area = 1052 sq ft / 97.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1150843

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