



81 York Street

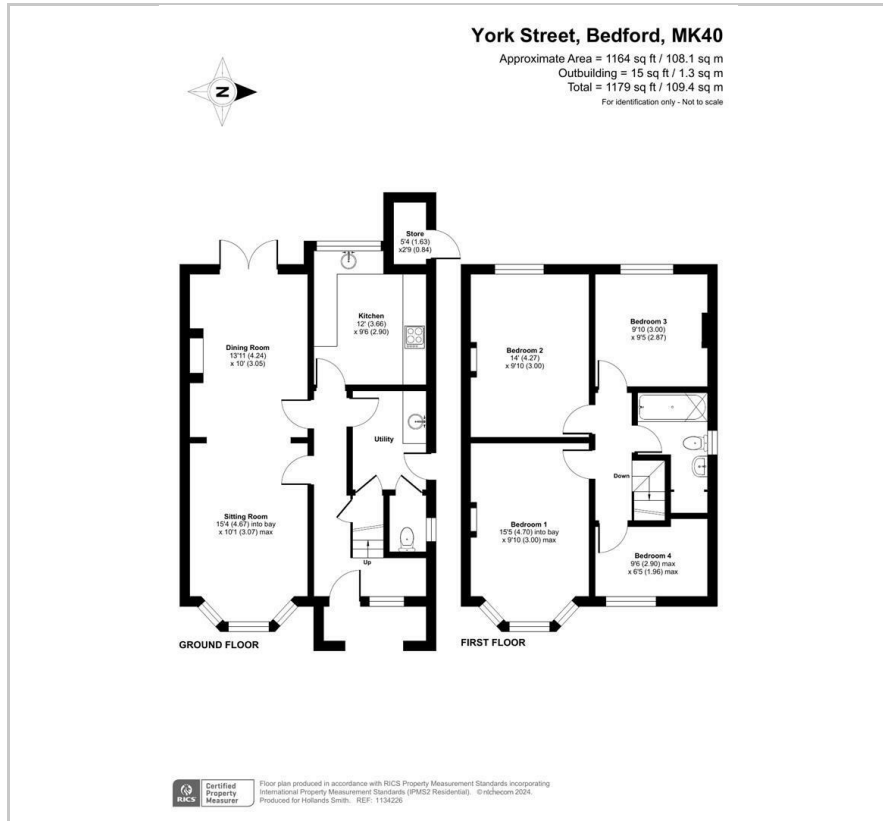
, Bedford, MK40 3RN

£475,000





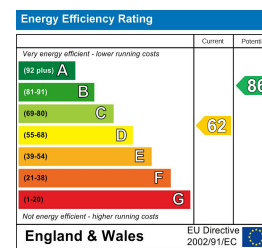
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



This traditional semi detached home occupies a popular position within the Castle Road area and within a few minutes' walk from the range of local amenities and attractions the area offers. Offering spacious and adaptable accommodation with the potential for extension, there is a combined sitting/dining room with bay window and cast iron wood burner and a well-appointed kitchen with wooden worksurfaces and a feature window overlooking the garden. In addition, there is a utility room and ground floor cloakroom. There are four first floor bedrooms including three doubles as well as a bathroom. In addition to the wood burner, further features include period fireplaces to three of the bedrooms, shutters to some of the windows and there is gas to radiator heating from a modern combination boiler. Standing back slightly from the road, there is a useable front garden as well as the walled rear garden, laid mainly to lawn with paved patio areas. In all this is an attractive family home offered in very good decorative condition throughout.

The property is situated towards the north of the 'Castle Quarter', close to the range of specialist shops, cafes and restaurants the area offers. Both Russell park and The Embankment are a short walk away along with Priory Country Park and riverside walks. For families, the outstanding-rated Castle/Newnham Primary School is just across the road and, for the commuter, fast links into London St Pancras are available from Bedford's mainline rail station. EER: D



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