



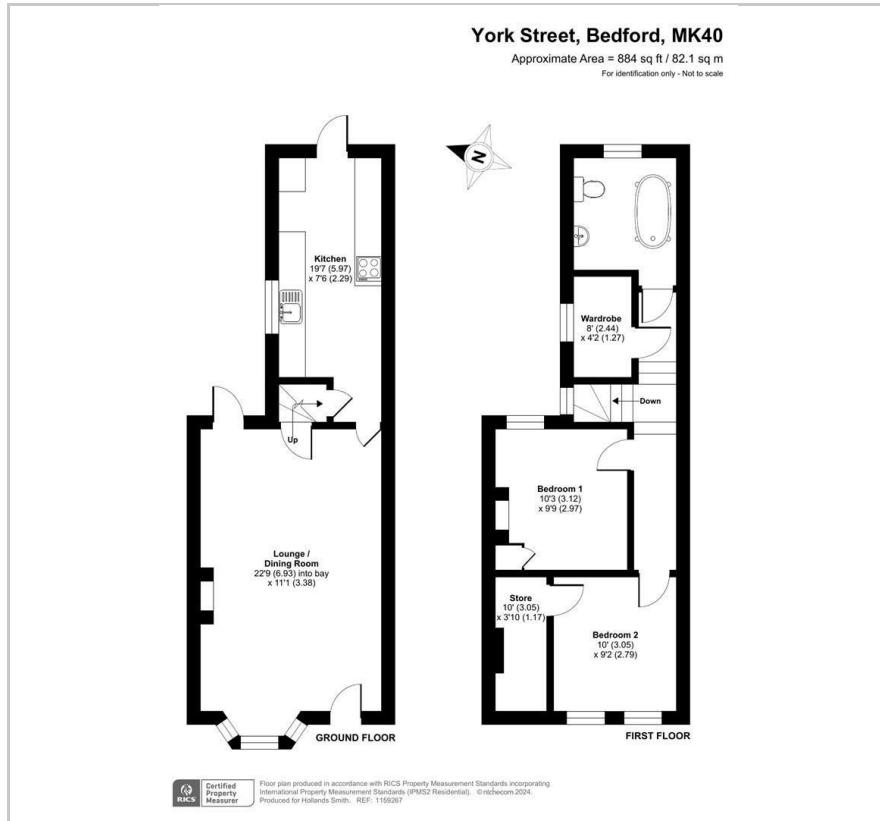
**33 York Street**

, Bedford, MK40 3RJ

**£325,000**



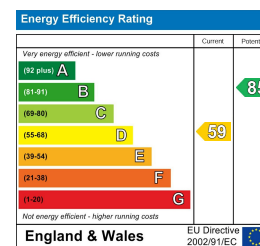
## Floor Plan



## 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.



Situated just a few steps from Russell Park, this period bay fronted home is available with no upward chain. The accommodation provides a spacious living room with feature fireplace and a galley kitchen with door to the rear garden. Unusually, there are two bedrooms as well as a study and bathroom with a freestanding bath on the first floor. All of the window are uPVC double glazed and there is gas to radiator heating from a combination boiler. Period features are in evidence including fireplaces and stripped pine. Outside, there is a mainly paved garden with a small lawn. In addition to the park, the Embankment is very close by and the Castle Road area offers a wide choice of independently-owned specialist shops such as cafes, coffee shops and restaurants. There are two popular pubs as well as a butchers, bakery and home improvement stores. The area is also home to the outstanding-rated Castle Newnham Primary School and, for the commuter, Bedford's mainline rail station offers fast links into London St Pancras. EER: D



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**www.hollandsmith.co.uk**

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.