



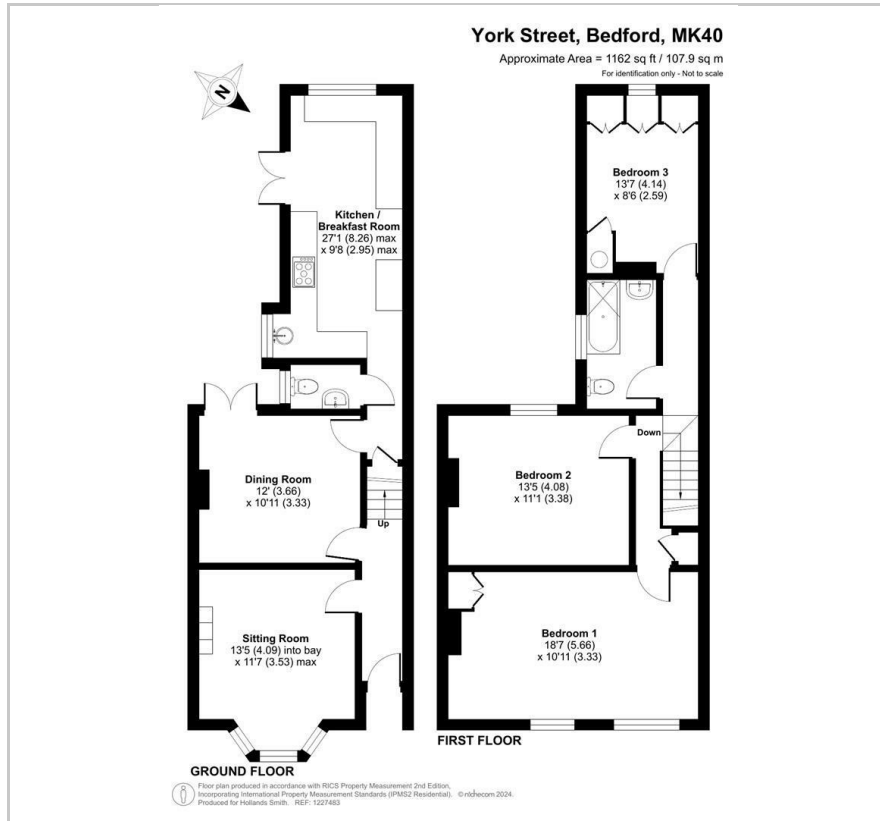
80 York Street

, Bedford, MK40 3RL

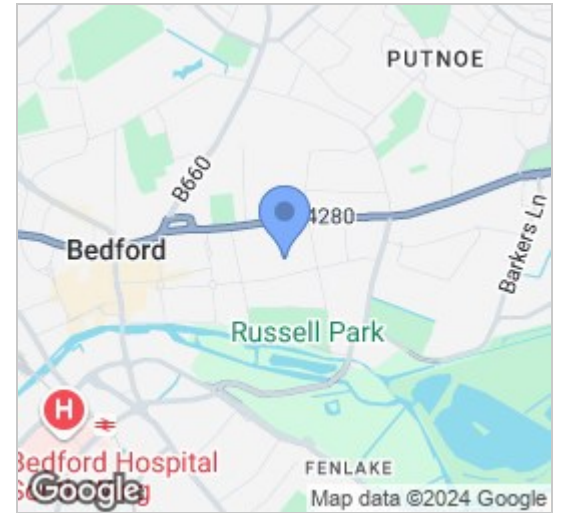
£425,000



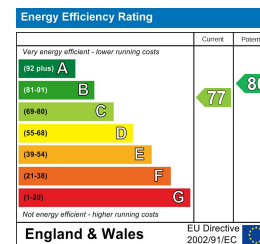
Floor Plan



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.



Considerably improved and updated in recent years, this surprisingly spacious bay fronted home lies within the heart of Bedford's ever popular Castle Quarter. The current owners have remodelled the rear of the house to take advantage of the sunny, south/westerly aspect. There is now a contemporary, well equipped kitchen/breakfast room; and a ground floor cloakroom has been incorporated into the space.

The property retains many period features including fireplaces and sash windows. Separate reception rooms have been retained downstairs whilst there are three first floor double bedrooms; the two principal bedrooms are particularly generous spaces and extend over the side passageway. The rear garden is walled and west facing and enjoys the sun late into a summer's evening. The bustling Castle Road area provides a range of independent coffee shops, delis and restaurants. Popular with individuals and families alike, there is Russell Park and the picturesque Embankment at one end of the street; a highly rated primary school lies at the other. Council Tax Band: D EPC Rating: C

There are solar panels on the rear roof elevation which significantly reduces utility costs. The refitted kitchen features two ovens, a hob, an integrated dishwasher and wide bi-fold doors which open into the courtyard garden. The sitting room features a solid fuel log burner for cold winter evenings. There are some popular pubs within a short stroll and the town centre lies within a mile. Bedford's southern bypass provides a fast road route to both the A1 and M1 and the rail link offers a quick route into London's St Pancras.



163 Castle Road, MK40 3RT

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www.hollandsmith.co.uk

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