

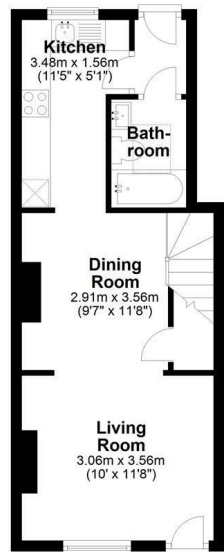


71 York Street, Cambridge, CB1 2PZ
£1,650 Per month

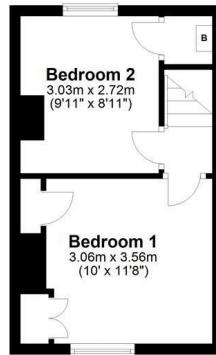


Floor Plan

Ground Floor
Approx. 32.5 sq. metres (350.3 sq. feet)



First Floor
Approx. 22.4 sq. metres (240.9 sq. feet)



Total area: approx. 54.9 sq. metres (591.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Accommodation

- 2 bedroom Victorian terrace
- Excellent location
- Available 17th October
- Lovely period features
- Low maintenance garden

A beautifully presented two-bedroom Victorian terraced home, located in York Street, minutes away from the varied amenities of Mill Road.

On the ground floor, the property has an open-plan living and dining room with a feature fireplace and in-built bookshelves and storage as well as attractive wood flooring. This leads to the well-equipped kitchen with a skylight window and gas cooker. Off the kitchen are a small lobby that provides access to the garden and the bathroom which is refitted and modern with a bath with shower above, WC, basin, and heated towel rail. There is gas central heating.

Upstairs there are two bedrooms, both with storage.

At the rear of the property is an easy-to-maintain well-stocked courtyard garden. There is a right of way at the rear of the house which is used by the neighbouring properties.

Council Tax band C. EPC Rating: D.

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