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## 36 York Street, Cambridge, CB1 2PY

A beautifully presented 3 bedroom mid terrace Victorian property situated in this convenient and desirable city location only a short walk from the Railway Station and city centre. Arranged over two floors the accommodation comprises; open plan sitting/dining room, modern kitchen, bathroom, utility area, 1 double bedroom, 2 good sized single bedrooms and WC. Further benefits include rear garden with shed and gated pedestrian access to the rear. EPC: D. Unfurnished. NO SHARERS. Available now.

# £1,250 pcm

- Victorian Property
- 3 Bedrooms
- Open Plan Living Room
- Modern Kitchen
- Bathroom & Upstairs WC
- Rear Garden
- Unfurnished
- Available Now





ACCOMMODATION with approximate room sizes.

#### LIVING ROOM

15' 2" x 12' 0" (4.62m x 3.66m)

with window to front aspect, feature fire place (not in use) with built in shelving and cabinets to either side. Door to:

#### KITCHEN

9' 4" x 7' 5" (2.84m x 2.26m)

fitted with base and wall units, work tops, sink with window to rear aspect above, oven, ceramic hobs with extractor above, fridge freezer, slimline dishwasher, staircase to first floor and door to:

#### REAR HALL

6' 3" x 6' 3" (1.91m x 1.91m)

with built in wardrobes, work top and wall mounted shelving. Door to utility lean too and door to:





## BATHROOM

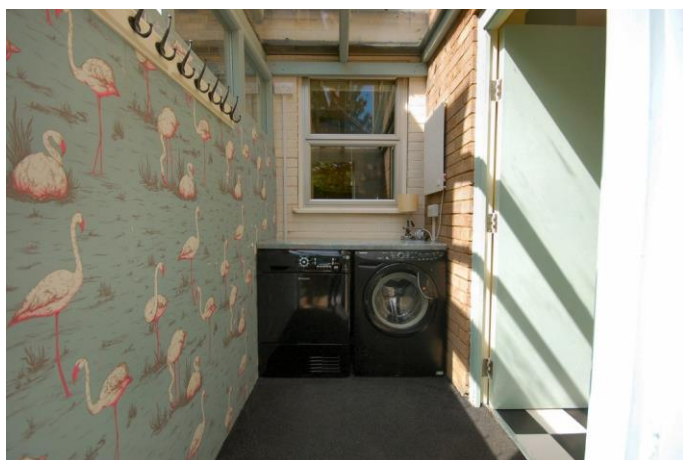
6' 1" x 5' 11" (1.85m x 1.8m)

with shower over bath, toilet, wash basin, heated towel rail, wall mounted mirror, 3 wall mounted cabinets and window to rear aspect.

## UTILITY ROOM/LEAN TOO

7' 5" x 4' 1" (2.26m x 1.24m)

with washing machine and dryer with work top above and door with access to garden.



## STAIRS/LANDING

with airing cupboard. All bedrooms and WC are accessed off the landing.

## BEDROOM 1

11' 0" x 10' 4" (3.35m x 3.15m)

with 2 built in wardrobes and window to front aspect.

## BEDROOM 2

12' 8" reducing down to 9' 9" (2.97m) x 6' 2" (3.86m x 1.88m)

with window to rear aspect.

## BEDROOM 3

9' 5" x 6' 10" (2.87m x 2.08m)

with window to front aspect.

## WC

with toilet, wash basin with wall mounted mirrored cabinet above and window to side aspect.

## OUTSIDE

### REAR GARDEN

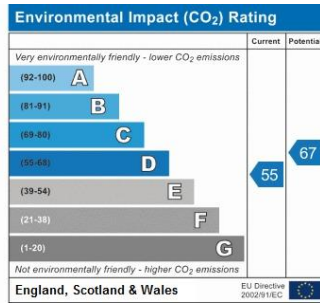
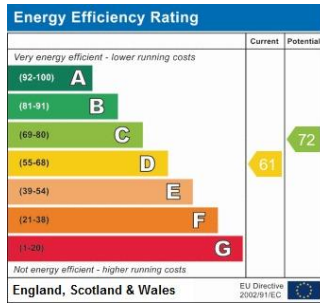
enclosed rear garden predominantly laid with patio and gravel with shed and rear access gate.





## Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



## Council Tax Band: C