



York Street | | Cambridge | CB1 2PY

£1,800 PCM

COOKE  
CURTIS  
& CO

## Key features

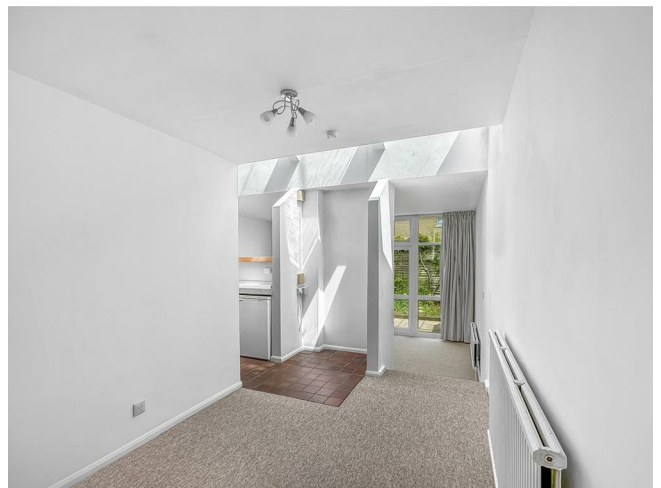
- 72sqm / 775sqft
- 2 bed, 1 bath, 1 recep
- Council tax band - C
- EPC - C / 70
- Gas central heating
- Garage
- Enclosed garden
- Available November 2026

## Description

A charming mid terrace home, benefitting from garage and enclosed garden. The property is well located for local amenities on Mill Road and access to the city centre, as well as main Cambridge train station.

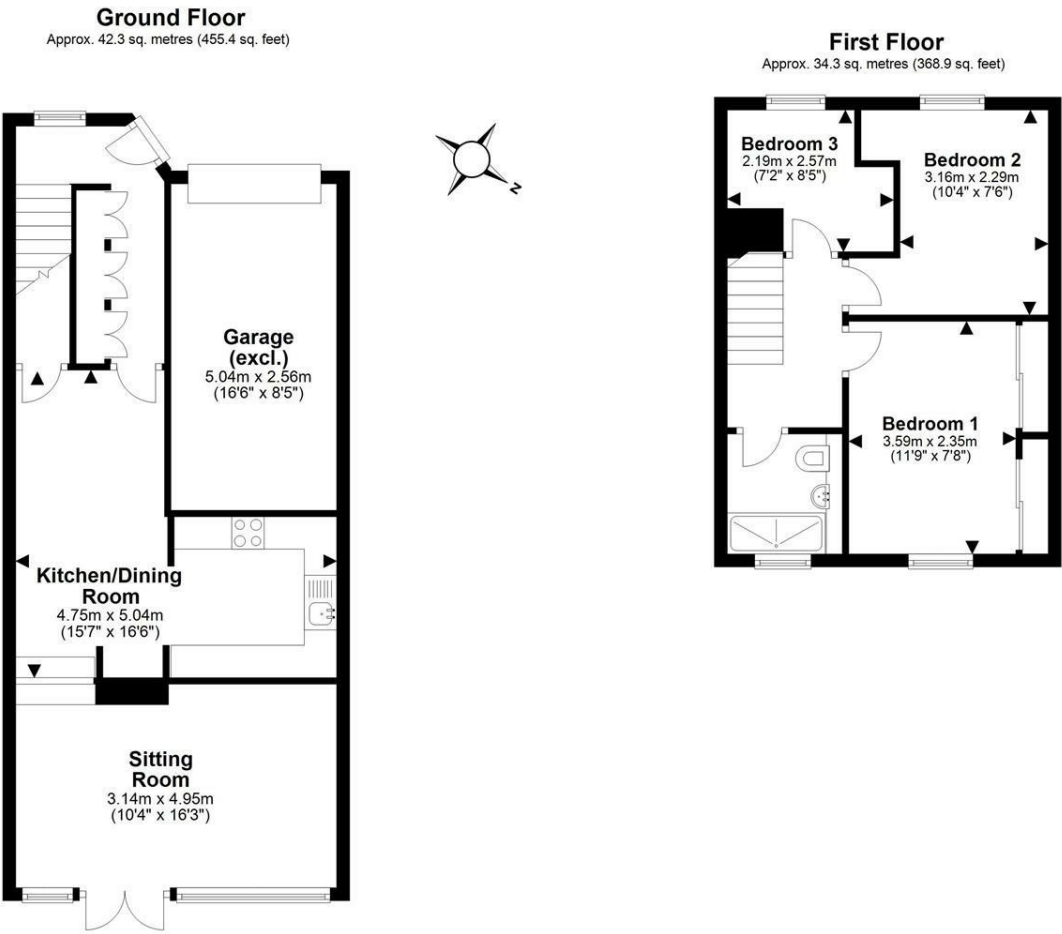
## Directions

York Street is conveniently situated between New Road and Ainsworth Street, around 1 mile east of the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. The property is less than a mile away from Cambridge Railway Station with direct links to London. Mill Road, The Grafton and Beehive Shopping Centres are also a short walk away. Schooling is excellent and the area falls within the catchment of St Matthews Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as





Floor plans



Total area: approx. 76.6 sq. metres (824.3 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>70</b> | <b>87</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                     |
| (55-68) <b>D</b>                            |           |                                                                                     |
| (39-54) <b>E</b>                            |           |                                                                                     |
| (21-38) <b>F</b>                            |           |                                                                                     |
| (1-20) <b>G</b>                             |           |                                                                                     |
| Not energy efficient - higher running costs |           |                                                                                     |
| England & Wales                             |           | EU Directive<br>2002/91/EC                                                          |
|                                             |           |  |

Council Tax Band C    EPC Rating C



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