



Bush & Co.



99a York Street, Cambridge, CB1 2PZ

Guide Price £450,000 Freehold



Energy Rating Band D

99a York Street is a 2-bedroom mid-terrace home of brick elevations under a tiled roof offering well-planned accommodation arranged over 2 floors measuring over 650 SQ FT, being sold with no onward chain.

In brief, the accommodation consists; Open plan living/dining room which is light, bright and airy with dual aspect sash windows to front and rear aspects, stripped original floorboard, cast iron fireplace with ornate surround, and stairs rising to the first floor.

The kitchen has a range of matching cabinets and drawers, ample work surfaces, an integrated oven, a 4-ring gas hob with extractor above, space and plumbing for various appliances, and part glazed door leads to the rear garden.

The first-floor accommodation has 2 bedrooms off a central landing. The principal bedroom is a double located to the front of the property and spans the width of the home, with a sash window. Bedroom 2 is a comfortable single. The bathroom has a bath with a shower over, WC, hand wash basin, and tiled flooring.

Outside, the enclosed rear garden is currently designed for low maintenance, there is a patio area with shrub borders, and a timber shed provides storage.

York Street is a desirable road situated in a prime location within easy reach of the city centre. The area is currently experiencing a surge in development investment, with both the Grafton and Beehive centres proposing large-scale world-class science hubs as well as further general commercial and residential improvement schemes. The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parker's Piece.

Agent note: It is our understanding that underpinning works were carried out in 2003.



Exceptional service in Cambridge and the surrounding area

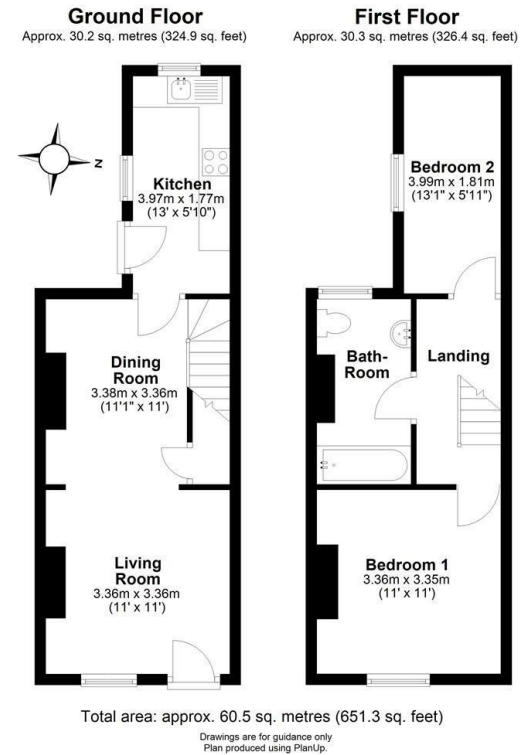
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.