

Bush & Co.



99a York Street, Cambridge



Guide Price £450,000 Freehold

About the Property

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.

Property Highlights

- No Onward Chain
- 2 Bedroom
- Open Plan Living/ Dining Room
- Prime location within easy reach of the city centre
- Measuring over 650 SQ FT
- Low Maintenance Garden
- Gas Central Heating
- Terraced

Further Information

Tenure - Freehold

Council Tax - Band C

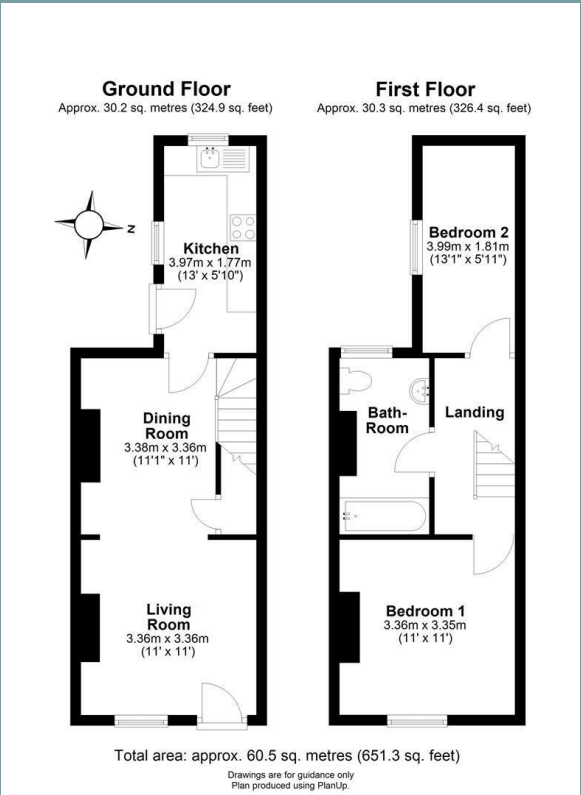
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





99a York Street, Cambridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		65
(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

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk

Bush & Co.

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.