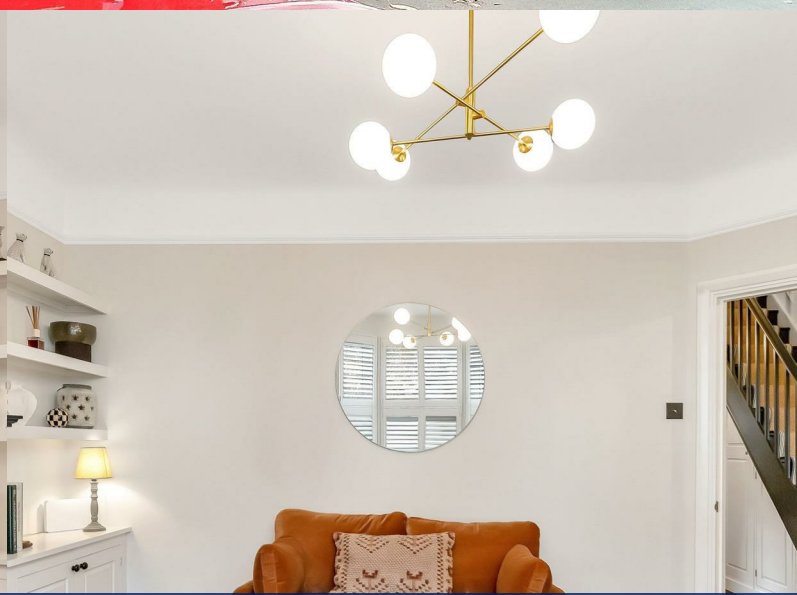
Hollands Smith
Residential Sales and Lettings







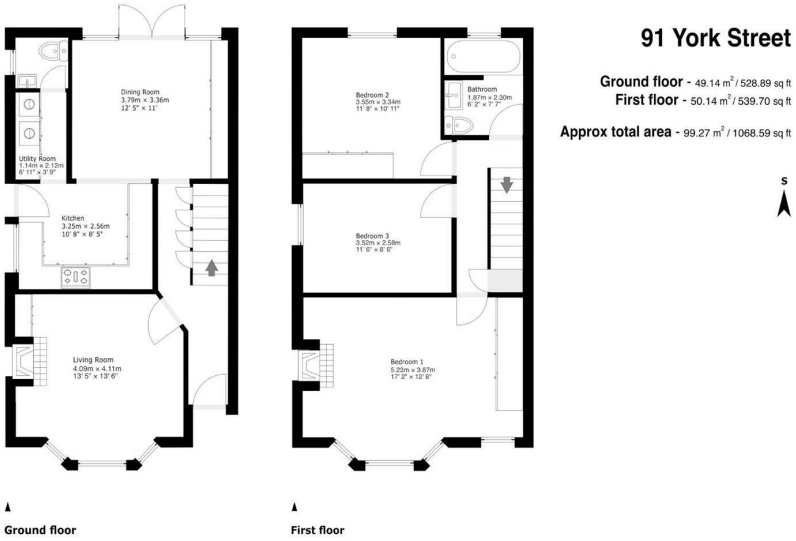
91 York Street

, Bedford, MK40 3RN

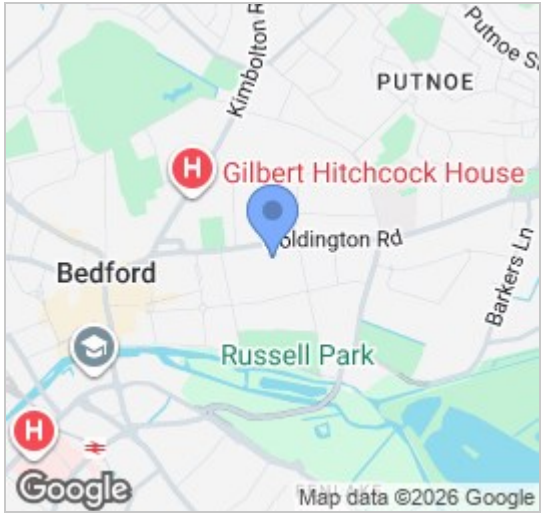
£475,000

3 1 2 D

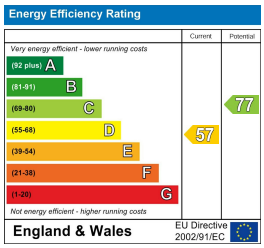
Floor Plan



Area Map



Energy Efficiency Graph

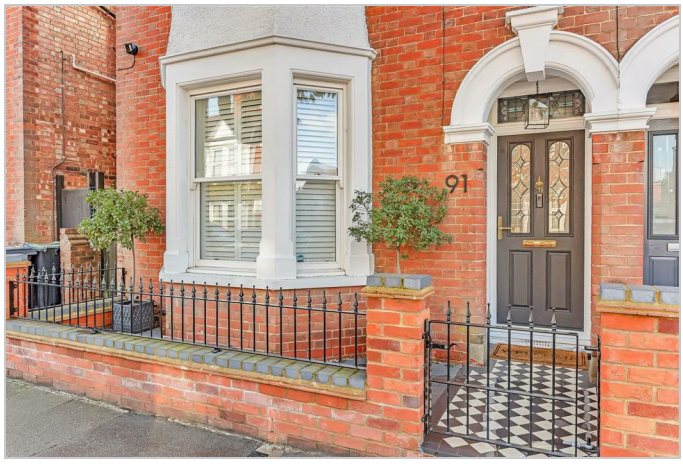


Viewing

Please contact our Bedford Office
on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Beautifully Presented Period Home
- Cosy Self-Contained Sitting Room
- Spacious Kitchen/Dining Room
- Handy Utility Room & Ground Floor WC
- Three Double Bedrooms
- Refitted First Floor Bathroom
- Sunny South Facing Courtyard Garden





Improved and beautifully presented throughout, this stylish period bay fronted semi detached home occupies a popular position with the Castle Road area, within a few minutes walk of the choice of independent shops and cafes. The ground floor includes a self contained front sitting room with bay window, recently fitted cast iron fireplace and picture rails. The dining room to the rear has large French doors and windows opening to the rear garden and neatly feeds into the kitchen which is extensively fitted with modern units, plenty of workspace and some attractive open shelving. The range oven and dishwasher will remain along with the fridge/freezer and washing machine in the utility room. There is also a useful ground floor WC. Replaced 'Herringbone' Oak flooring flows throughout the majority of the ground floor with further additions such as the stripped doors and panelled walls adding to the period feel. The first floor provides three spacious bedrooms, two with fitted wardrobes, the main bedroom having both a bay window and feature fireplace (not in use) and an enlarged family bathroom with a refitted period style suite. Further features include shutters to most of the windows, full uPVC double glazing, most in the sash style, and cast iron radiators. In addition, the lead rising main was replaced in 2021. Outside, the fully paved courtyard garden is low maintenance, walled all around and enjoys a south facing aspect.
York Street is in the heart of the 'Castle Quarter' and has a number of local attractions and amenities close by. There are a number of eateries in the surrounding streets including cafes, coffee shops and restaurants as well as convenience and home improvement stores. Russell Park and the Embankment are in the area and the highly-regarded Castle Newnham Primary School is at the end of the road. Bedford town centre is less than a mile away and has a wider choice of shops as well as fast rail links into London St Pancras. EER: C

163 Castle Road, MK40 3RT
Tel: 01234 216612
www.hollandsmith.co.uk

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.