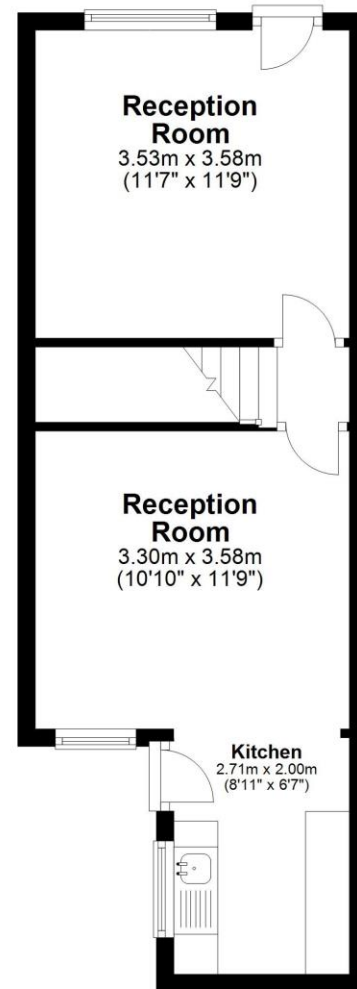
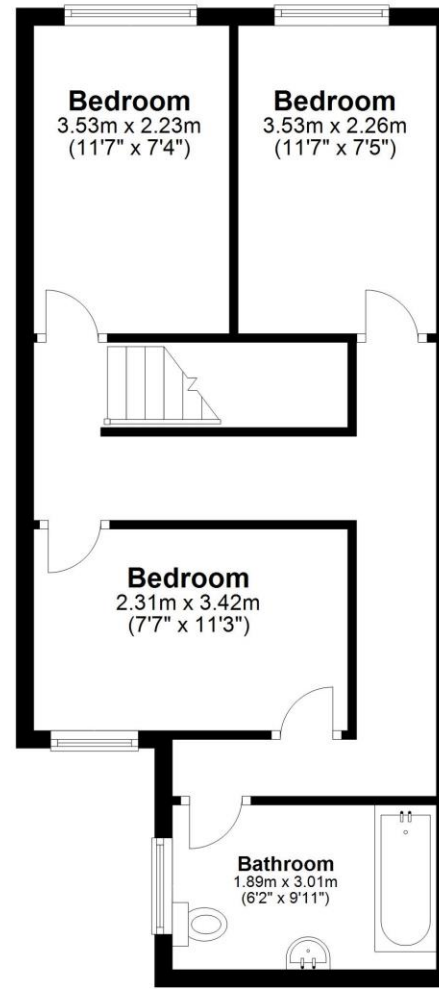


HADLEY TAYLOR

Ground Floor
Approx. 33.9 sq. metres (364.6 sq. feet)



First Floor
Approx. 45.0 sq. metres (483.9 sq. feet)



Total area: approx. 78.8 sq. metres (848.5 sq. feet)

84 YORK STREET, NORWICH NR2 2AW

**RARELY AVAILABLE VICTORIAN OVER THE PASSAGE TERRACED HOUSE
LOCATED IN THE HEART OF THE GOLDEN TRIANGLE WITH SITTING ROOM,
DINING ROOM, KITCHEN, 3 BEDROOMS AND BATHROOM OFF THE LANDING,
GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, GARDEN AND NO ONWARD
CHAIN
ENERGY RATING D**



GUIDE PRICE £290,000



Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 Fax: 01603 454087 www.hadleytaylor.com**

Location

York Street is located approximately half a mile from the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Schools for all age groups, public houses, local shopping facilities and Eaton Park are all within walking distance. The University of East Anglia and the Norfolk and Norwich hospital are also close by.

Accommodation

The ground floor accommodation comprises sitting room, dining room and modern fitted kitchen. On the first floor there are three bedrooms and a bathroom off the landing. The property is well presented throughout and benefits from gas fired central heating and double glazing.

Outside

The walled front garden is laid out with a pathway to the front door. The rear garden is bisected with lawn, timber garden shed and side access.

Directions

Leave Norwich on Unthank Road and take a left turning into York Street. The house can be found on the left hand side of the road.

Local Authority

Norwich City Council. Council Tax band B.

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250248

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730
Saturdays: 1000 – 1300



Sitting Room



Dining Room



Kitchen



Bedroom



Bedroom



Bedroom