



40 York Street, Cambridge CB1 2PY
Guide Price £400,000 Freehold



A LARGER THAN AVERAGE VICTORIAN TERRACED TOWNHOUSE IN NEED OF SOME UPDATING SITUATED IN THIS MUCH SOUGHT AFTER AREA OF THE CITY AND BENEFITTING FROM NO ONWARD CHAIN.

Sitting/dining room • kitchen • two good sized bedrooms • first floor bathroom • 33ft rear garden • gas central heating • retaining some period features • offered with no onward chain •

40 York Street is a Victorian terrace house of brick elevations under a pitched tiled roof. The larger than average accommodation is arranged on two floors and includes a large sitting/dining room extending to approximately 21ft leading to a kitchen with range of units. On the first floor there is a large bathroom with three piece suite and two good sized bedrooms. In addition there is a landing with access to the loft and a airing cupboard with hot water cylinder and shelving. To the rear of the property is a covered courtyard area with door to rear garden which extends to approximately 33ft which is paved and mainly laid to lawn and enclosed with fencing. There is a brick paved passageway leading to York Street itself.

Key Features

- 2 bedrooms
- 21ft sitting room
- First floor bathroom
- Period features
- Scope for updating and improvement
- Attractive rear garden
- Close to City centre and railway station
- No onward chain
- Gas central heating

Location

York Street is situated in a convenient and well established area about 1.25 miles east of the City centre and is approached by car from East Road/Newmarket Road and in addition can be reached by bicycle or foot from Mill Road. Both railway and bus stations are easily accessible and the area is particularly well placed for shops including Grafton Centre, large Tesco superstore and Beehive centre which is a short walk away. Mill Road has a fascinating array of shops and restaurants and also York Street pharmacy, health centre and small park are within walking distance.

TENURE

Freehold, although there is a small area of land for which the title is unclear. The sellers will provide an indemnity in this regard.

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

Cambridge City Council
Cambridgeshire County Council

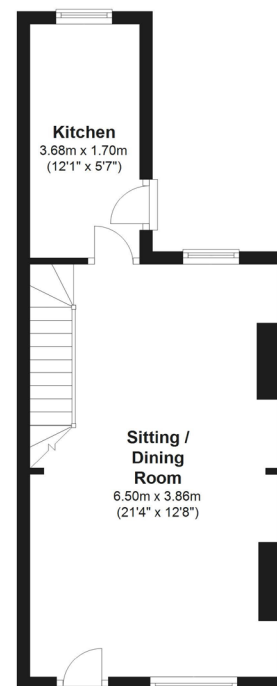
FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

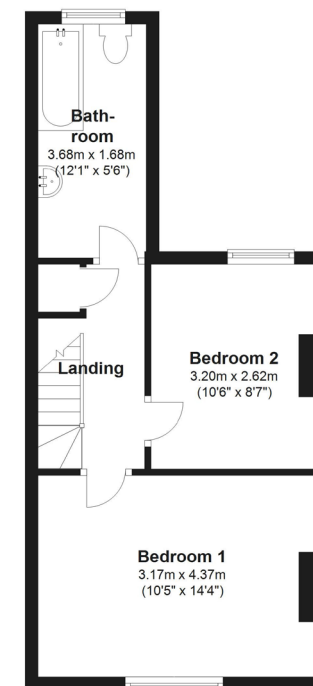
VIEWING

Strictly by appointment through Redmayne Arnold and Harris:
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130

Ground Floor
Approx. 31.5 sq. metres (339.4 sq. feet)

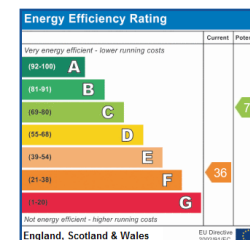


First Floor
Approx. 34.7 sq. metres (373.1 sq. feet)



Total area: approx. 66.2 sq. metres (712.5 sq. feet)

Drawings are for guidance only



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.