York Street, Cambridge, CB1 2PY

CHEFFINS

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CB1 2PY

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Guide Price £465,000

An excellent opportunity to acquire this charming and well-proportioned mid-terraced Victorian residence, offering versatile accommodation arranged over two floors. The property further benefits from a low-maintenance rear garden, with access, and occupies a highly sought-after residential street within immediate proximity of the city centre and its many amenities. Offered for sale with no onward chain.

LOCATION

York Street is a well-regarded residential street situated within the highly popular Petersfield district of the city, an area widely regarded for its convenient access to a wealth of amenities and its close proximity to the historic centre of Cambridge. The property is ideally positioned for a variety of local shops, cafés and restaurants along nearby Mill Road, together with excellent transport links including Cambridge Railway Station, providing regular services to London and beyond. The recently developed CB1 Business District lies close by, while the historic city centre offers an extensive range of shopping, cultural and recreational amenities.

LIVING ROOM
Window to the front aspect, feature fireplace (currently not in use) with built-in cabinets and fitted shelving to the alcoves on either side, and door leading to:

KITCHEN
Fitted with a range of base and wall-mounted units with worktops over, inset sink with window to the rear aspect above, oven, electric hob with extractor hood over, fridge freezer and slimline dishwasher, stairs rising to the first floor, and door leading to:

REAR HALL
Built-in cupboards with worktop over and wall-mounted shelving, door to the utility/lean-to, and door leading to:

BATHROOM
Bath with shower over, WC, wash hand basin, heated towel rail, wall mirror, three wall-mounted cabinets, and window to the rear aspect.

UTILITY ROOM/LEAN TOO
Worktop with washing machine and tumble dryer below, and door leading to the rear garden.

STAIRS/LANDING
Airing cupboard and doors leading to the bedrooms and WC.

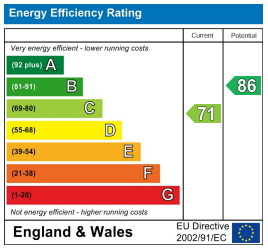
BEDROOM 1
Two built-in wardrobes and window to the front aspect.

BEDROOM 2
window to rear aspect.

BEDROOM 3
window to rear aspect.

WC
WC, wash hand basin with mirrored cabinet above, and window to the side aspect.

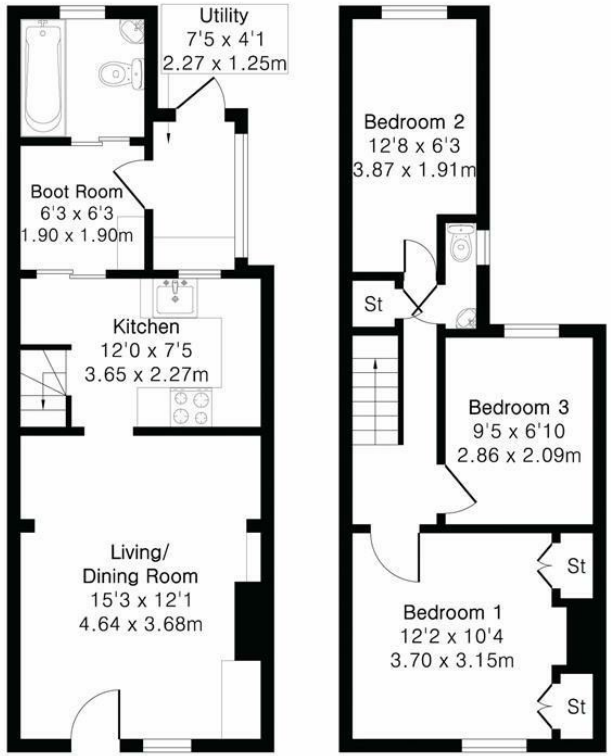
OUTSIDE
enclosed rear garden predominantly laid with patio and gravel with shed and rear access gate.



Approximate Gross Internal Area 739 sq ft - 69 sq m

Ground Floor Area 396 sq ft – 37 sq m

First Floor Area 343 sq ft – 32 sq m



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Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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