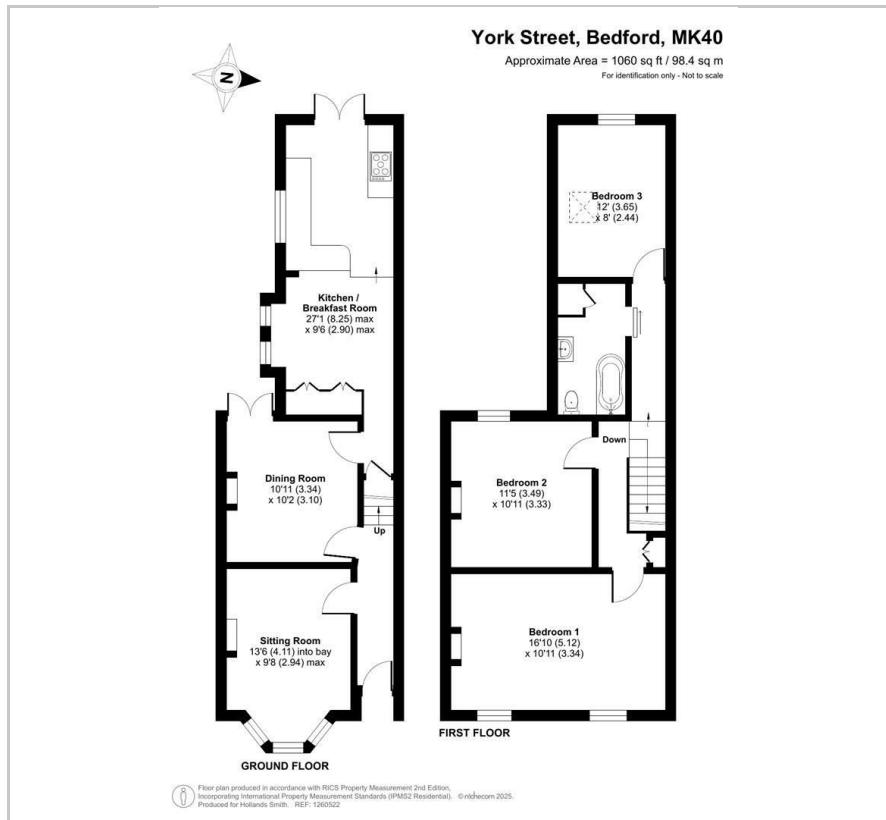




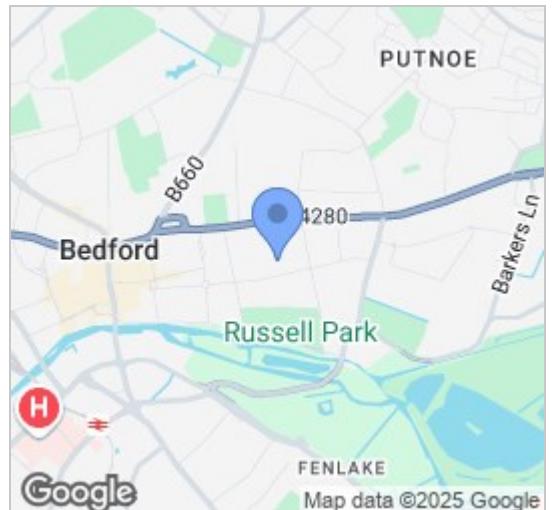
72 York Street  
, Bedford, MK40 3RL  
£415,000

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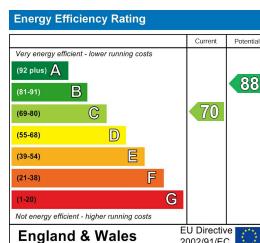
## Floor Plan



## 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.



Much improved and recently extended, this period mid terrace home occupies a popular position within the area and offer spacious rooms and plenty of features of the period. The accommodation now provides three double bedrooms (bedrooms one and two extend fully across the side passageway) and a new first floor bathroom as well as separate sitting and dining rooms and an extensively fitted bright and sunny open plan kitchen/breakfast room. Cast iron fireplaces have been retained or reinstated in the principle rooms, there are stripped wood floors and doors as well as a gas to radiator heating system from a combination boiler. All of the windows are uPVC double glazed. Outside, there is a courtyard style garden which enjoys a sunny west facing aspect.

York Street is situated in the heart of the 'Castle Quarter' and just a few steps away from a choice of cafes, coffee shops and delis. There are also specialist shops such as a butchers, bakery and home improvement stores. Russell Park and the Embankment are a few minutes' walk away and the area is also home to the outstanding-rated Castle Newnham Primary School. For the commuter, Bedford's rail station offers fast links into London St Pancras. EER: C



**163 Castle Road, MK40 3RT**

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