



99 York Street, Norwich

In Excess of £395,000

websters.



## 99 York Street

Norwich, Norwich

This beautifully presented Victorian hall entrance terrace offers light and spacious living in the highly sought after Golden Triangle. The property features three well proportioned bedrooms off the landing, providing comfortable accommodation for families or professionals. The modern kitchen is complemented by a separate utility room, ensuring ample space for every-day needs and culinary pursuits. Two generous reception rooms allow for flexible living and entertaining options, with plenty of natural light enhancing the sense of space throughout. The family bathroom is finished to a high standard, catering to both style and practicality. Retaining period charm alongside contemporary updates, this home is ideal for those seeking a blend of character and modern convenience. Situated in a desirable location with excellent access to local amenities, reputable schools and transport links, this property presents a rare opportunity to secure a stylish and versatile residence in one of the city's most popular areas.

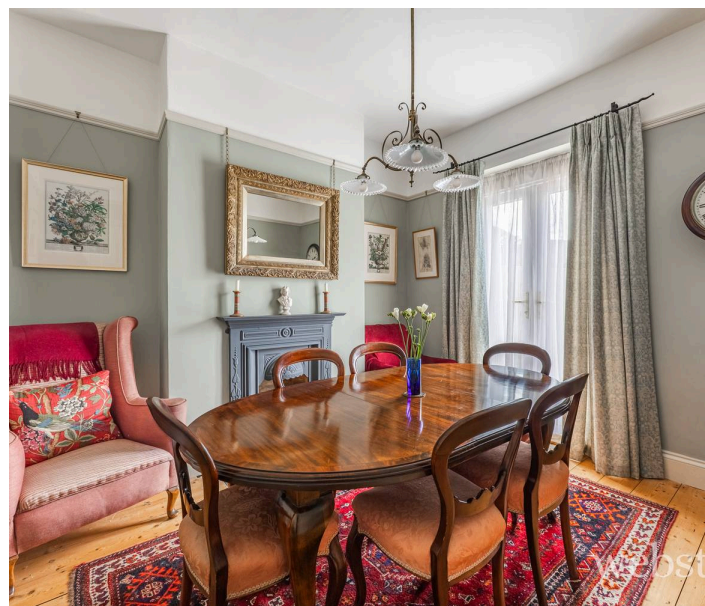
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Light And Spacious Victorian Hall Entrance Terrace
- Three Bedrooms Off Landing
- Highly Sought After Golden Triangle Location
- Family Bathroom



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### Entrance Hall

Part obscure double glazed front door with fan light over, stripped wooden flooring, corbel arch, cornicing, carpeted stairs to the first floor, radiator, under stairs storage cupboard and doors to sitting room, dining room and kitchen.

### Sitting Room

12' 7" x 12' 6" (3.83m x 3.82m)

Ornate feature fireplace with tiled hearth, iron and tiled inset and wooden surround, ornate ceiling rose, uPVC double glazed window to the front aspect, stripped wooden flooring, picture rails, cornicing and a radiator.

### Dining Room

11' 1" x 11' 0" (3.38m x 3.35m)

UPVC double glazed French double doors to the rear garden, ornate cast iron fireplace with hearth, picture rails, radiator and stripped wooden flooring.

### Kitchen

9' 11" x 8' 3" (3.02m x 2.52m)

Modernised space comprising a range of wall and base units with composite work tops, integrated electric oven with gas hob and extractor hood over, sunken stainless steel sink with mixer tap, uPVC double glazed window to the side aspect, splash back, part obscure uPVC double glazed door to the rear garden, radiator, integrated fridge and dishwasher, natural linoleum flooring (made from natural resources)

### Utility Room

7' 3" x 6' 2" (2.22m x 1.87m)

Comprising a range of wall and base units with composite work tops, wall mounted gas boiler in cupboard, radiator, natural linoleum flooring (made from natural resources), uPVC double glazed window to the side aspect, radiator and integrated washing machine and freezer.

### Bathroom

7' 3" x 5' 6" (2.20m x 1.68m)

Panel bath with shower over and tiled backing, low set WC hand wash basin set to vanity with splash back





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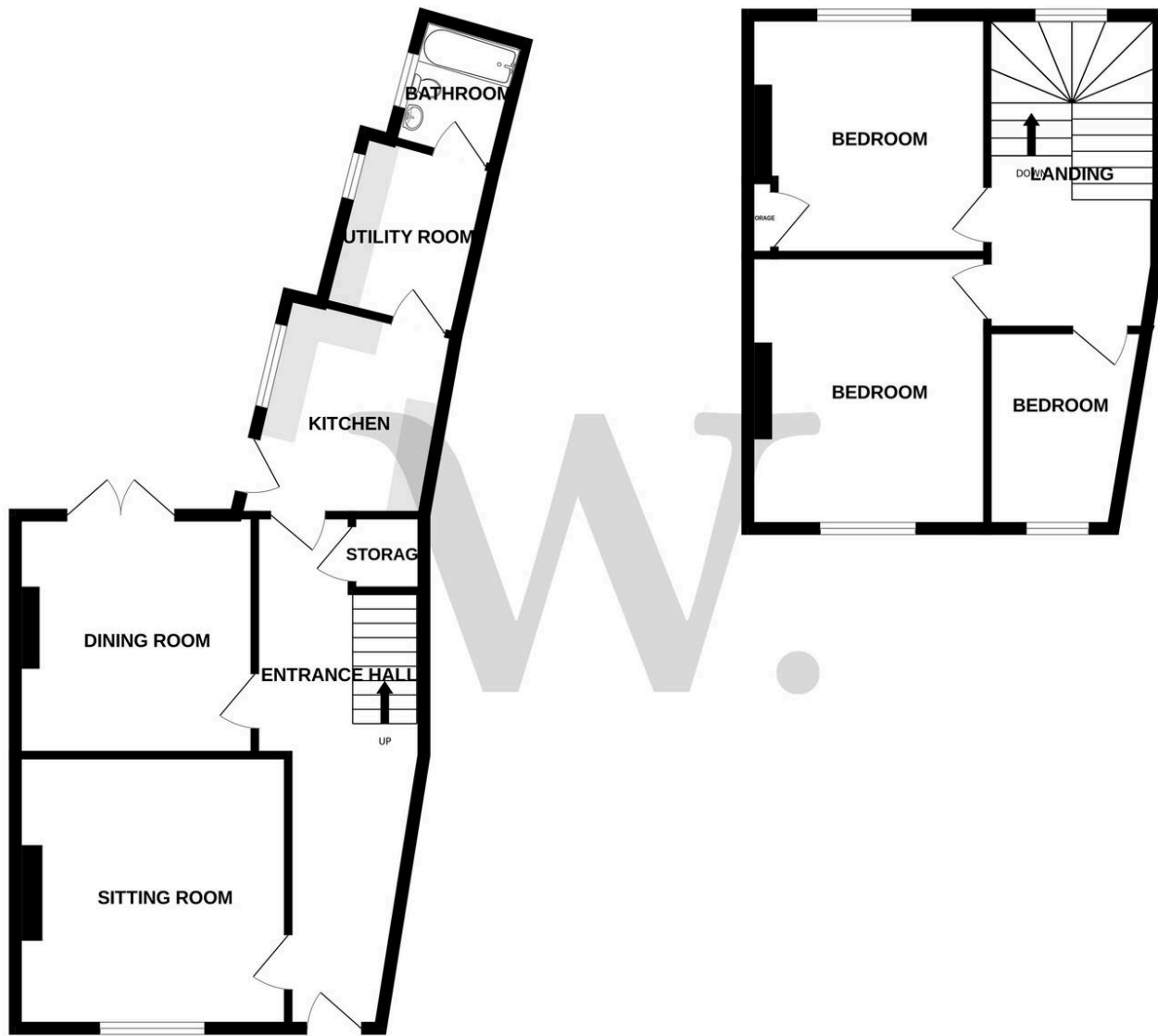
## GARDEN

Private south facing rear garden laid to patio with partial shrub borders, side gate access and a generous shed storage space / workshop. To the front is an enclosed space laid to mature shrubs with gated access and a pathway to the front door.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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