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# Holyrood Road, St James, NN5 7AH

£530,000 Semi-Detached

4 2 2



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

SYMPATHETICALLY EXTENDED, CHARACTER, HOME.

## Features & Utilities

- ✓ Bay Fronted 1920's House
- ✓ Original Character Features
- ✓ Gas Central Heating
- ✓ Four Bedrooms
- ✓ Large Living Family Kitchen
- ✓ South Facing Rear Garden
- ✓ Off Road Parking
- ✓ Highly Recommended
- ✓ Oversized Garage
- ✓ Ensuite To Bedroom One

# Property Overview

SYMPATHETICALLY EXTENDED, CHARACTER, HOME. Jackson Grundy is delighted to bring to the market this fine example of a late 1920's, bay fronted, semi-detached house, situated in one of the town's highly regarded addresses located less than a mile from the railway station and well served with amenities nearby to include Dallington Park. The property retains many original features to include wood block flooring, picture rails, plate rails, stripped panelled doors, stained glass and leaded windows which have been embedded into modern-day double-glazed units. The accommodation comprises entrance vestibule with utility/WC, welcoming entrance hall with doors to all principal rooms; living room with bay window, dining room with French doors to the garden, open plan living kitchen featuring a gas fired real flame log burner and French doors opening to the garden from the family area. On the first floor is a spacious landing with loft access, four double bedrooms and two bathrooms. A dropped kerb gives access to double width parking in front of an oversized garage and further gravelled parking to the side with a side gate to a well-tended enclosed rear garden enjoying a southerly aspect. VIEWING ESSENTIAL TO APPRECIATE FULLY. EPC Rating: TBC. Council Tax Band: D.

## ENTRANCE VESTIBULE

Original stained glass leaded light entrance door and side panels. Tiled floor. Storage cupboard. Panelled doors. Radiator.

## WC

Stained glass leaded light window to front elevation. Radiator. Wash hand basin in vanity unit. Low level WC. Tiled floor. Space and plumbing for washing machine.

## INNER HALLWAY

Dog legged stairs to first floor level and with storage cupboard returning underneath. Wood block flag flooring, plate rails. Two storage cupboards with panelled doors. Radiator. Stained glass leaded light panel door.

## LOUNGE 3.61m x 4.54m (11'10" x 14'11")

Original stained glass leaded light windows embedded into modern uPVC double glazed bay window. Radiator. Raised inset real flame gas fire. Picture rail.

## DINING ROOM 3.61m x 3.63m (11'10" x 11'11")

Double glazed bay window with casement door to paved terrace. Two radiators. Wood block flooring. Picture rail. Chimney breast and alcoves. Electric

Dimplex 'live fire' stove.

## **FAMILY/KITCHEN**

A lovely open plan space with definable kitchen and family area.

### **FAMILY AREA 3.61m x 3.52m (11'10" x 11'7")**

Double glazed picture window with casement door onto paved terrace. Chimney breast housing living flame gas fired log burner on a raised hearth. Cupboards to both alcoves, one housing the gas fired boiler. Wood laminate flooring. Radiator. Breakfast bar. and opening to:

### **KITCHEN 3.65m x 4.39m (11'12" x 14'5")**

Double glazed window to rear elevation and twin double glazed windows to side elevation. Cream gloss fronted units with granite work tops including sink unit and swan neck mixer tap. Built in dishwasher. Space for range cooker and upright fridge freezer. LED downlighters. Continuation of wood laminate flooring with under floor heating.

## **FIRST FLOOR LANDING**

Oak flooring. Access to large part boarded loft space. Feature stained glass leaded light window into void with sky light window set into roof slope beyond. Radiator.

### **BEDROOM ONE 3.60m x 4.08m (11'10" x 13'5")**

Double glazed window to rear elevation. Radiator. Chimney breast and cupboard to one alcove.

## **EN-SUITE**

Tiled shower cubicle. Low level WC. Wash hand basin in vanity unit. Tiled floor. Chrome ladder style radiator.

### **BEDROOM TWO 3.63m x 4.22m (11'11" x 13'10")**

Stained glass leaded light window embedded into double glazed bay to front aspect. Radiator. Chimney breast and cupboard to one alcove.

### **BEDROOM THREE 3.60m x 3.63m (11'10" x 11'11")**

Double glazed bay window to rear elevation. Radiator. Chimney breast and alcoves.



### **BEDROOM FOUR 2.42m x 3.01m (7'11" x 9'11")**

Large 'Velux' window to front elevation. Radiator. Eaves access doors with storage

### **BATHROOM 2.95m x 4.29m (9'8" x 14'1")**

Large Velux window to rear elevation. Walk in shower cubicle. Chrome ladder style radiator. WC set into modular unit with drawers. Wash hand basin set into modular vanity unit with countertop and cupboards below. Two eaves storage cupboards. Tiled floor with underfloor heating. Extractor fan.

### **FRONT GARDEN**

Low level coped wall. Paved frontage with inset shrubs. Double width parking in front of garage with a gravelled tandem drive to the side offering space for trailer/caravan etc. Side gate to

### **OVERSIZED GARAGE 5.12m x 4.36m (16'10" x 14'4")**

Courtesy door to hallway a roller shutter door. Power and lighting.

### **REAR GARDEN**

The garden enjoys a Southerly aspect with a raised paved entertaining terrace with pergola and grapevines over. Lawned beyond with stocked beds and borders. Timber shed. Outside lighting, power and water connections.

### **DRAFT DETAILS & AGENT NOTES**

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

### **MATERIAL INFORMATION**

Type – Semi Detached  
Age/Era – Ask Agent  
Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band D  
EPC Rating – C  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Central Heating, Gas Central Heating  
Parking – Parking, Off-street, Driveway, Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

### AGENTS NOTES

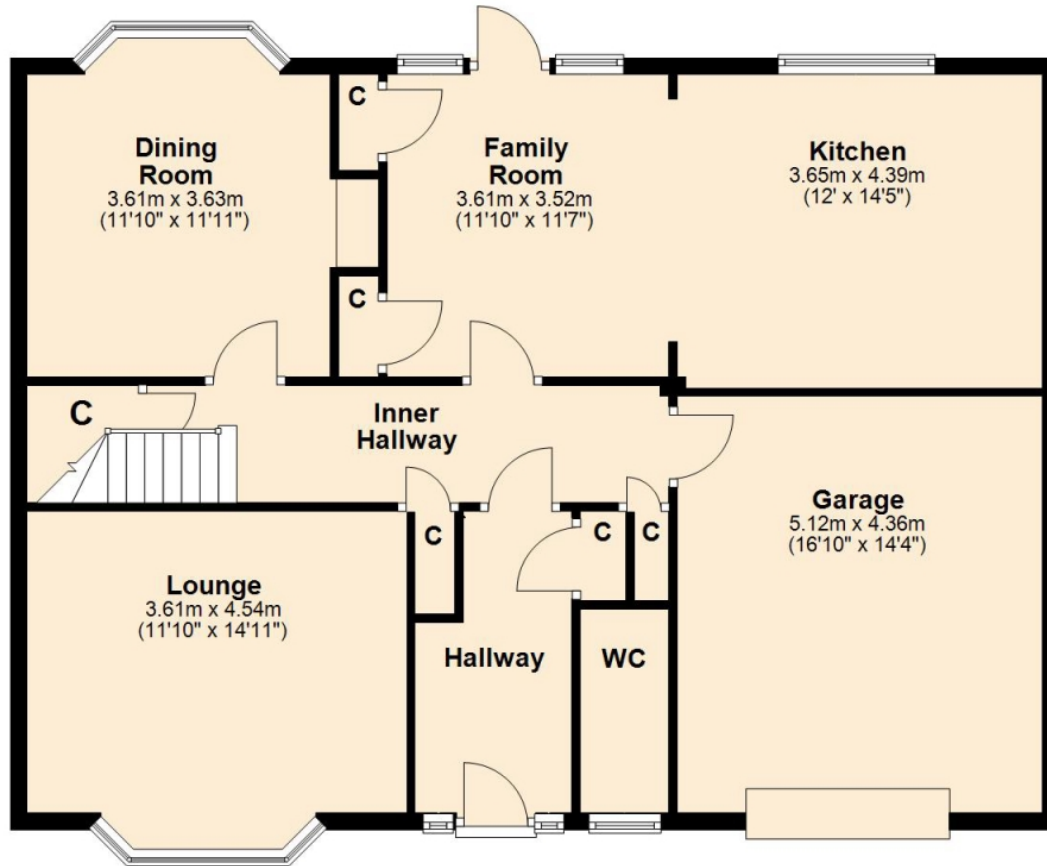
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not



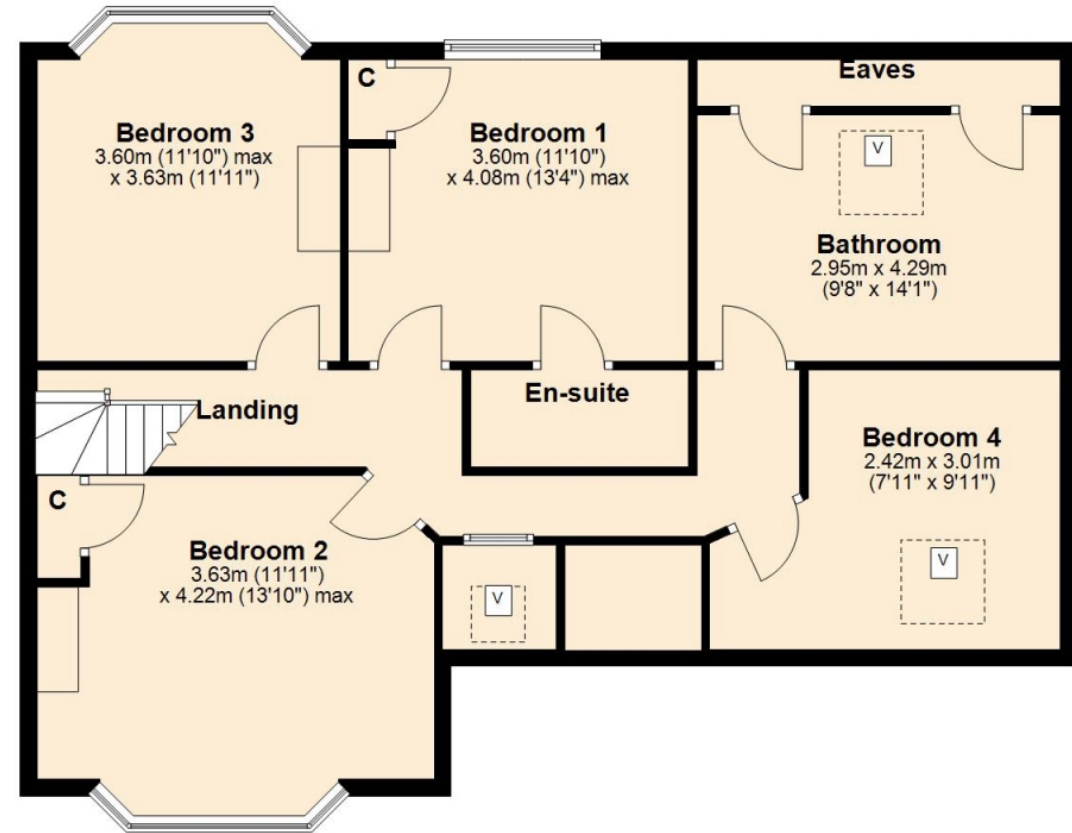
tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

Ground Floor



First Floor



Total area: approx. 202.4 sq. metres (2178.5 sq. feet)





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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