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## York Road, Northampton, NN1 5QJ

£325,000 Terraced



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton

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## Property Summary

A FINE EXAMPLE OF A MID VICTORIAN PROPERTY IN THE TOWN CENTRE A FABULOUS CHANCE TO AQUIRE THIS WONDERFUL, BAY FRONTED, TERRACED HOUSE WITH A GREAT DEAL OF CHARM AND CHARACTER ENHANCED WITH STYLISH, CONTEMPORARY FITTINGS.

## Features & Utilities

- ✓ Bay Fronted Victorian Terrace
- ✓ Real Charm & Character Features
- ✓ Three Storey Living
- ✓ Gas Central Heating
- ✓ Double Glazed Sash Windows
- ✓ Three Bedrooms
- ✓ Two Bathrooms & Downstairs WC
- ✓ Cellar
- ✓ Private Courtyard
- ✓ Highly Recommended

# Property Overview

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The property is situated in a prominent town centre address where residential property rarely become available and has accommodation arranged over three floors as follows:

A gated front courtyard has steps up to the recessed porch with a door to a through entrance hall with tiled flooring and stairs rising to the first floor and a door to the cellar. There is the benefit a WC on the ground floor as you enter the fabulous entertaining kitchen and dining space with bi-fold doors opening onto the courtyard garden with a good degree of privacy. There is a living room with bay window and fireplace and original timber sliding doors on runners partitioning the snug, a cosy room, again with a fireplace and alcoves. On the first floor you will find two double bedrooms with a further attic bedroom on the second floor. There are bathrooms on each of these floors, both stylishly re-fitted with roll top baths with the upper bathroom also having a shower enclosure. The property also benefits from gas central heating to radiators and double glazed sash style windows. Internal viewing is highly recommended.

EPC Rating: D. Council Tax Band: C

## GROUND FLOOR

### HALLWAY

### LOUNGE

### SNUG

### WC

**KITCHEN**

**CELLAR**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

**BEDROOM TWO**

**BATHROOM**

**SECOND FLOOR**

**LANDING**

**BEDROOM THREE**

**BATHROOM**

**OUTSIDE**

**FRONTAGE**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band C  
EPC Rating – Ask Agent  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Ask Agent  
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  
Rights and Easements – Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan





## 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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