

**16 The Leys
Yardley Hastings
NORTHAMPTON
NN7 1EY**

Offers Over £235,000



- **THREE BEDROOMS**
- **NO CHAIN**
- **OFF ROAD PARKING**
- **GAS RADIATOR CENTRAL HEATING**

- **NEED OF MODERNIZATION**
- **END OF TERRACE**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A mature, three bedroom end of terrace property, situated in the sought after village of Yardley Hastings.

The property is in need of some modernization.

The accommodations comprises, entrance hall, lounge, dining room, kitchen, lobby, three bedrooms and bathroom. The property also benefits UPVC double glazing, gas radiator central heating, drive way for off road parking and large gardens. NO CHAIN

Ground Floor

Entrance Hall

Stairs leading to first floor landing, large under stairs storage cupboard, doors to;

Lounge

17'2" x 10'5" (5.24 x 3.18)

Feature fire place, UPVC double glazed windows to front and rear, radiator.

Dining Room

10'1" x 10'3" (3.08 x 3.14)

Radiator, UPVC double glazed window to rear, UPVC double glazed door to rear, door to;

Kitchen

13'11" x 6'8" (4.25 x 2.04)

Fitted kitchen comprising sink unit with base cupboard under, a range of base level cupboards with work surfaces over, tiling above work surfaces, eye level cupboards, fitted electric hob with extractor above, electric oven, plumbing for washing machine, UPVC double glazed windows to side and rear, door to;

Lobby

UPVC double glazed window to front, UPVC double glazed door to side.

First Floor

Landing

Access to loft, fitted storage cupboard, UPVC double glazed window to front, doors to;

Bedroom One

14'3" x 9'3" (4.36 x 2.82)

Radiator, two UPVC double glazed windows to front.

Bedroom Two

14'1" x 7'8" (4.31 x 2.36)

Radiator, UPVC double glazed window to rear, built in storage cupboard housing wall mounted gas fired boiler.

Bedroom Three

7'11" x 6'7" (2.43 x 2.03)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, wash hand basin, low level W/C, tiled splash areas, radiator, UPVC double glazed window to side.

Externally

Front Garden

Large front garden, mainly laid to lawn, concrete path.

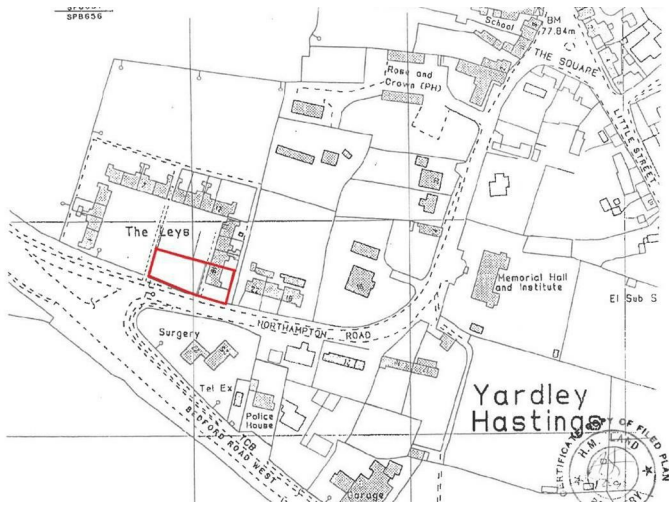
Rear and Side Gardens

Mainly paved with flower and shrub borders, tarmac driveway with off road parking, timber shed.

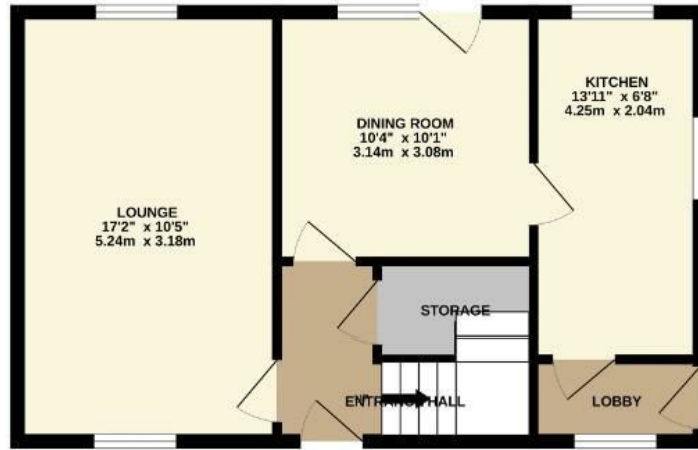
Agents Notes

Local Authority: South Northamptonshire

Council Tax Band: B



GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



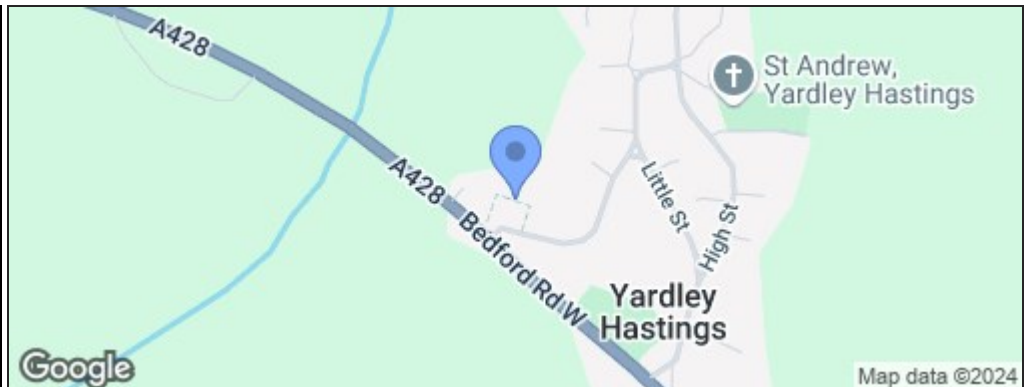
1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.