



31 York Close, Towcester, Northamptonshire, NN12 6JE

HOWKINS &  
HARRISON

31 York Close,  
Towcester,  
Northamptonshire, NN12 6JE

Guide Price: £330,000

Situated in a quiet cul-de-sac and within walking distance of the many amenities in Towcester town centre, this three-bedroom detached property is well presented, has an enclosed garden, driveway parking and a single garage.

#### Features

- Detached property
- Three bedrooms
- Family bathroom
- Sitting room
- Kitchen/dining room
- Cloakroom
- Enclosed garden
- Driveway parking
- Single garage
- Energy rating C



## Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



## Ground Floor

Entrance hall, cloakroom, kitchen/dining room with integrated oven and hob. Sitting room with door leading out to the patio and garden beyond.

## First Floor

Master bedroom with en-suite, two further bedrooms and a family bathroom.

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## Outside

The property is set in a quiet cul-de-sac and is approached by a footpath. A driveway leads to the single garage with off road parking.

To the rear of the property, the garden is enclosed on all sides with a decked area. There is a patio area immediately outside the property as well as to the side of the property. A door provides access to the single garage.

## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

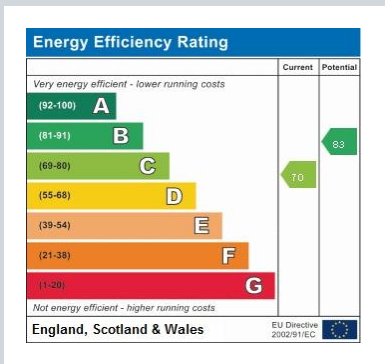
## Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council – 0300 126 7000

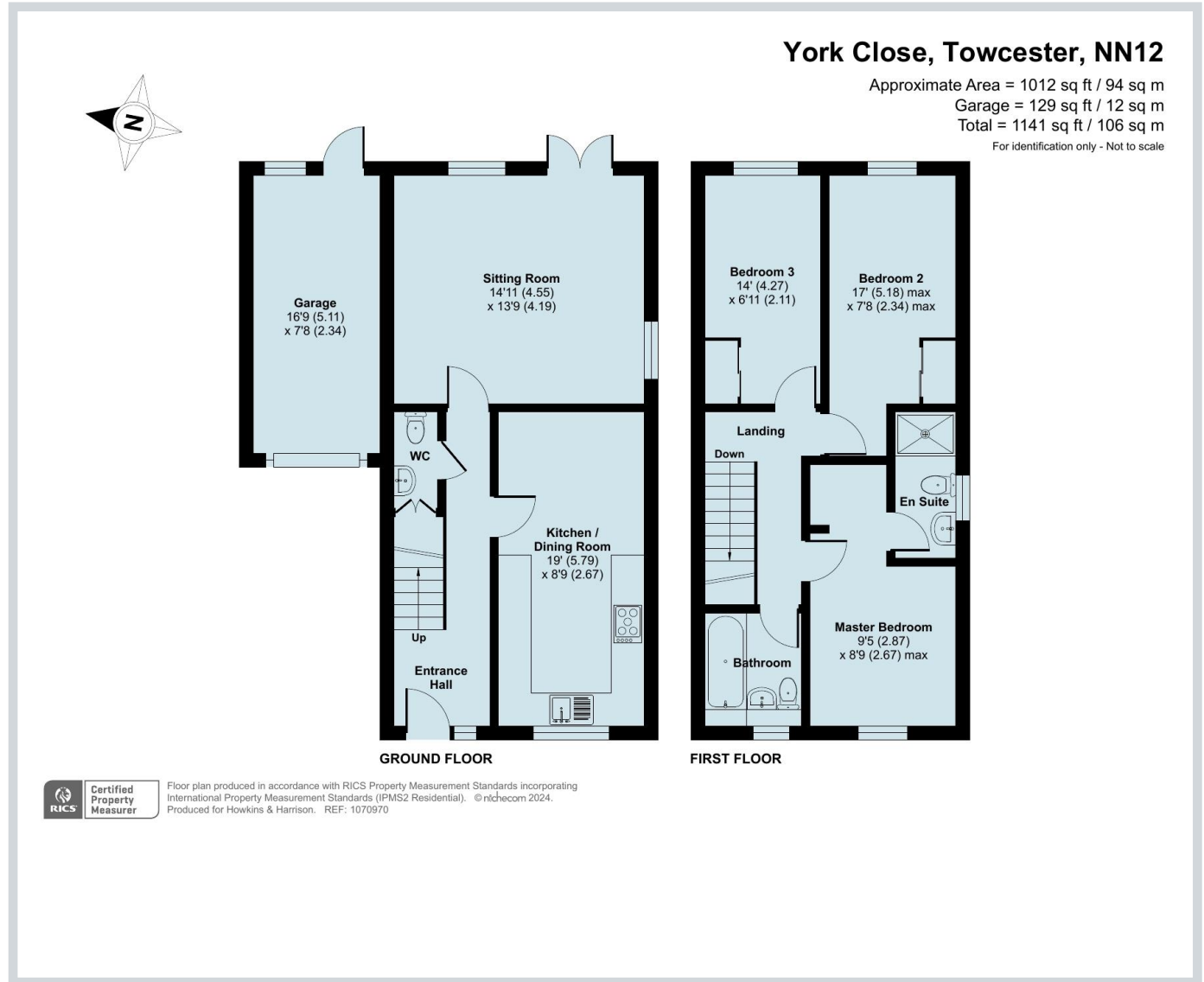
## Council Tax Band - C



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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