



## 54 York Road

Abington, Northampton, NN1 5QJ

£1,250 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available now.

Located in between Northampton Town Centre and Abington, ideally situated for easy access to Northampton General Hospital, is this three bedroom semi-detached house, offered with one parking space in the car park opposite.



Unfurnished accommodation: entrance hall, living room, dining room, kitchen, cellar, cloakroom, rear lobby, walk-in pantry, three double bedrooms, bathroom, bathroom, separate cloakroom, rear garden, allocated parking space. Energy Rating D. West Northamptonshire Council Tax Band C.

Entrance to this impressive property is via a wooden front door which opens into the hallway, with carpeted stairs rising to the first floor. There is a handy downstairs cloakroom, consisting of wc and basin. A door under the stairs leads you down to the cellar. Please note, cellars are naturally damp environments and should not be used for storing valuable or perishable items.

The living room has a decorative fire surround, picture rails and decorative coving, creating a charming character feel. There are useful built-in shelves and a bay window to the front aspect, allowing in plenty of natural light. The separate dining room has a window to the rear, picture rails and a decorative fireplace surround. Both rooms are carpeted and boast high ceilings.

The kitchen has oak base and wall mounted units and comes with an eye-level electric oven and a ceramic hob. There is a rear lobby with a walk-in pantry and a door providing access to the rear garden.

Upstairs, there are three double bedrooms, a bathroom and a separate wc. The carpeted landing contains two built-in storage cupboards. The generously sized master bedroom has a decorative fireplace, two windows, a built-in wardrobe with high ceilings, picture rails and coving to add to the period charm of this house. Bedroom two also has a built-in wardrobe, high ceilings, picture rails and a decorative fireplace. Bedroom three is located to the rear, with a window overlooking the garden. All bedrooms are carpeted.

The bathroom has a shower mixer tap over the bath, a basin and tiled walls and vinyl flooring, with a frosted glass window. There is a separate toilet with wc, basin and vinyl flooring and a frosted window.

Externally, the property has a small paved front area, with steps leading from York Road to the house. A wooden gate leads you to a patio area to the side of the house, which is also accessible from the rear lobby. To the rear of the house is a gravelled area. The rear garden is enclosed and also contains a metal storage shed.

One parking space is available in the opposite car park and only one vehicle registration plate will be registered to park there. You can apply for residents and visitors permits from the Council to park in the nearby streets, which are mostly permit parking, with some 2 hour bays available.

Living Room 16'06 x 13'05 (5.03m x 4.09m )

Dining Room 13' x 10'11 (3.96m x 3.33m)

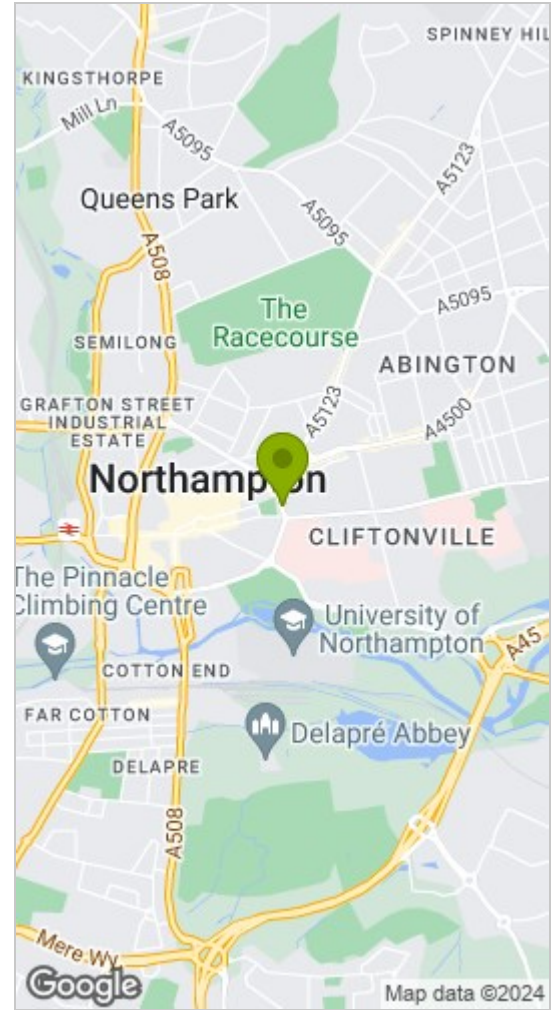
Kitchen 10'08 x 8'10 (3.25m x 2.69m)

Master Bedroom 17'04 x 13'11 (5.28m x 4.24m)

Bedroom Two 13'02 x 11' (4.01m x 3.35m)

Bedroom Three 13'02 x 8'11 (4.01m x 2.72m )

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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