



York Way
Harlestone Manor, Northampton

oriordanbond
SALES & LETTINGS



York Way

Harlestone Manor
NN5 6UX

Guide Price
£325,000

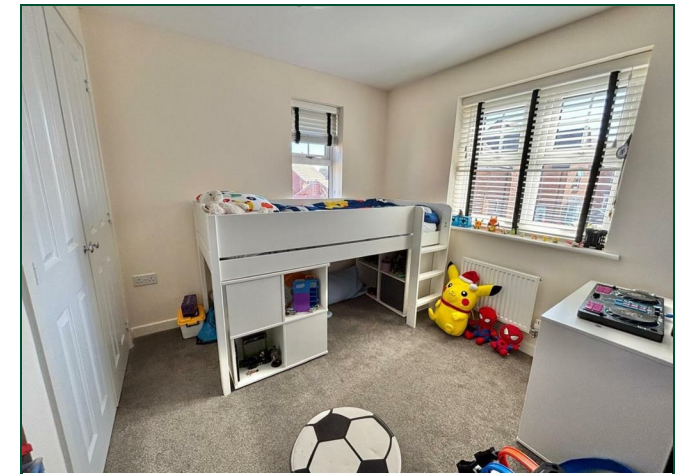
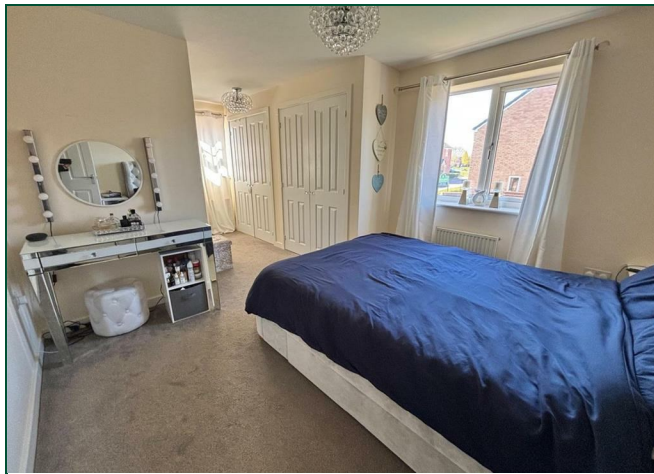
A well presented three bedroom detached family home situated in the desirable Harlestone Manor development. The property is set within close proximity of Harlestone Firs along with the village school, pubs and a wealth of other amenities. The property would make an ideal family home and offers generous living space throughout.

The accommodation comprises entrance hall, sitting room with French doors to the rear garden, kitchen/dining room, cloakroom/WC, first floor landing, a large master bedroom with an ensuite and dressing area, a double bedroom with built-in wardrobes, a good size single as the third bedroom and a family bathroom. Outside is an enclosed rear garden and a front garden with single garage and off road parking for two cars in front. Further benefits include uPVC double glazing and gas radiator heating. (B/961/M)

AGENTS NOTE - The property is currently Leasehold but will be sold as a Freehold property.

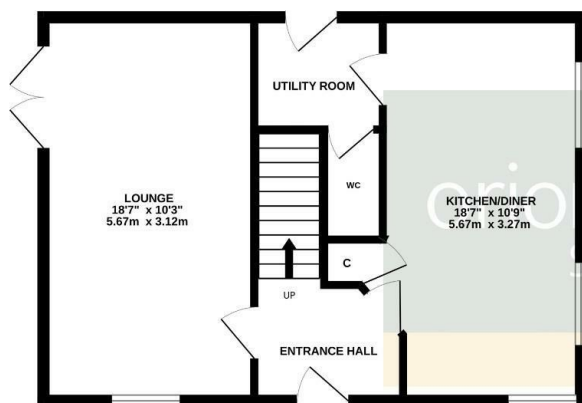
Leasehold Information: Lease Remaining - 990 years (as of 2025) / Ground Rent - £150 per annum / Service Charge - £193 per annum

- Well presented three bedroom detached home
- En-suite and dressing area to master bedroom
- Kitchen/dining room
- Gas radiator heating
- Enclosed rear garden
- Off road parking and garage

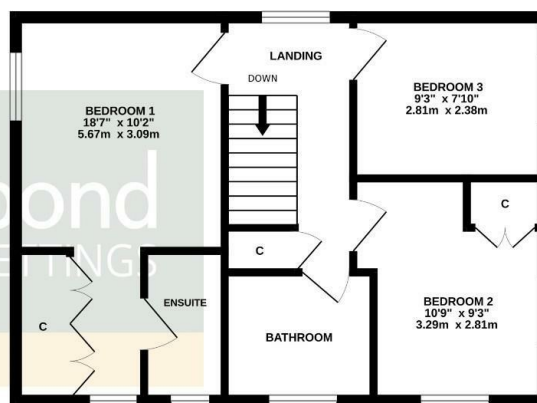




GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Additional information

- Council Tax Band: D
- Energy Efficiency Rating: B

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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