

HOWKINS &  
HARRISON

**44 York Way, Northampton, NN5 6UX**

Guide Price £350,000

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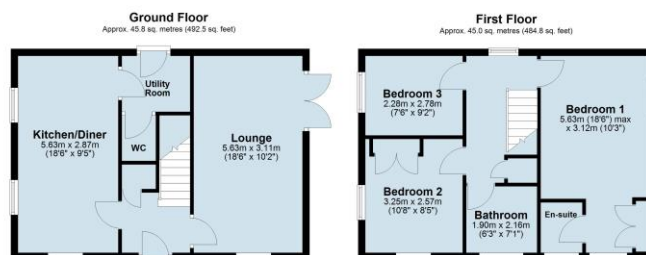
A modern three bedroom "Persimmon" built detached family home located on the outskirts of Northampton, near to Harlestone Firs and giving excellent access to the M1.

## Ground Floor

The entrance hall gives access to the living room, kitchen/dining room and has stairs rising to first floor accommodation. The kitchen/dining room offers a modern finish, working surfaces incorporating a gas hob, electric oven and extractor fan, leading to a utility room with wall mounted gas fired boiler and space for washing machine. In the living room there is also uPVC windows and French doors leading to the rear garden.

## First Floor

The first floor gives access to three bedrooms including the master bedroom, which features an ensuite, and a family bathroom. There is also loft access.



Total area: approx. 90.8 sq. metres (977.3 sq. feet)

## Outside

The side of the property offers a driveway for two vehicles. The rear garden has a paved patio area leading to a mainly laid to lawn garden enclosed by wooden fencing and rear gated access.

## Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

## 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.

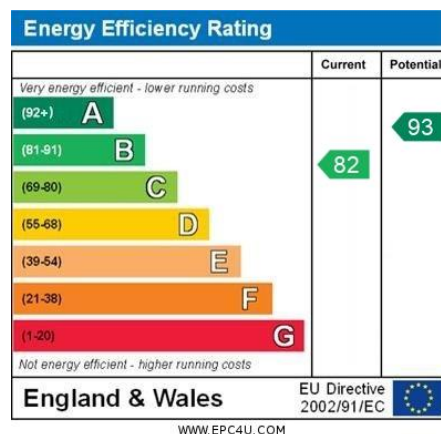
## Services

None of the available 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, Daventry Area - Tel: 0300-1267000.

Council Tax Band - D



## 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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