



### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band D

### LOCAL AMENITIES

Within the village of Lower Harlestone there is a Village Hall and recreation ground as well as the Parish Church of St. Andrew, the Fox & Hounds Public House, the Harlestone Primary School and the Northampton Golf Club. Secondary education is at Moulton Co-educational County School. M1 access is to Junction 16 north bound and to Junction 15a south bound.

### HOW TO GET THERE

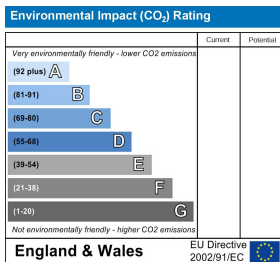
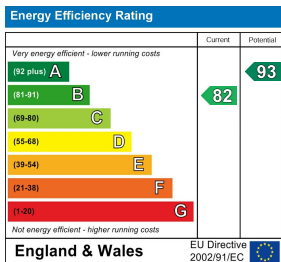
From Northampton town centre proceed in a westerly direction along St Peters Way onto St James Road. At the traffic lights with St James bear right onto the Harlestone Road and follow this road out of the town for approximately three miles passing Lodge Farm Industrial Estate. On reaching the next roundabout turn right and then first right into York Way and follow this road around where the property can be found towards the end on the left hand side.

DOI/AK14042025/0021



Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



## 44 York Way, Harlestone Manor, Northampton, NN5 6UX



### Asking Price £350,000 Freehold

A well presented three bedroomed detached family home situated in the desirable Harlestone Manor development. 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 side garden, kitchen/dining room with integrated cooking appliances, utility room and separate WC. To the first floor there is a large master bedroom which features an en suite and fitted wardrobes and there are two further good sized bedrooms and family bathroom. Outside there is an enclosed garden to the side and single garage at the rear of the property with off road parking for two vehicles.



# 44 York Way, Harlestone Manor, Northampton, NN5 6UX

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With stairs rising to the first floor, door leading to the kitchen/diner and a further door leading through to:-

#### LOUNGE

18'5 x 10'2

A double glazed window to the front elevation, radiator and double glazed double doors leading out into the garden.



#### KITCHEN/DINER

18'5 x 9'5

The kitchen area is fitted with a range of modern floor and wall mounted cabinets with laminated working surfaces incorporating a one and a half bowl stainless steel sink and drainer. There is an integrated oven, four place gas hob with extractor over and integrated dishwasher. There is space for a fridge/freezer and a double glazed window to the side elevation. The dining area has double glazed windows on two aspects and a storage cupboard.



#### UTILITY ROOM

6'4 x 5'3

With further cabinets, plumbing for washing machine and space for a tumble dryer. A door leads out onto the drive and a further doors leads to:-

#### CLOAKROOM

Fitted with WC and wash hand basin.

### FIRST FLOOR

#### LANDING

With doors to all first floor rooms, window to the rear and access to the roof void and a cupboard.

#### MASTER BEDROOM

18'5 maximum x 10'4

Featuring double aspect windows and feature mirror fronted wardrobes. A door leads to:-



#### EN SUITE

7'1 x 3'11

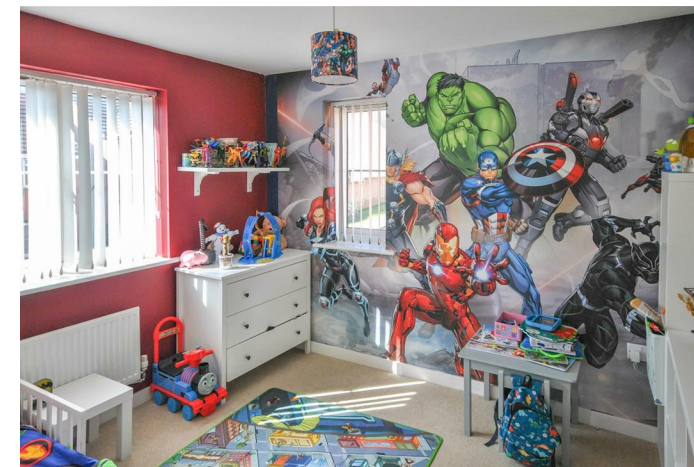
Fitted with a suite comprising of WC, wash hand basin, double shower cubicle and tiling to splashback areas.



#### BEDROOM TWO

10'8 x 8'4

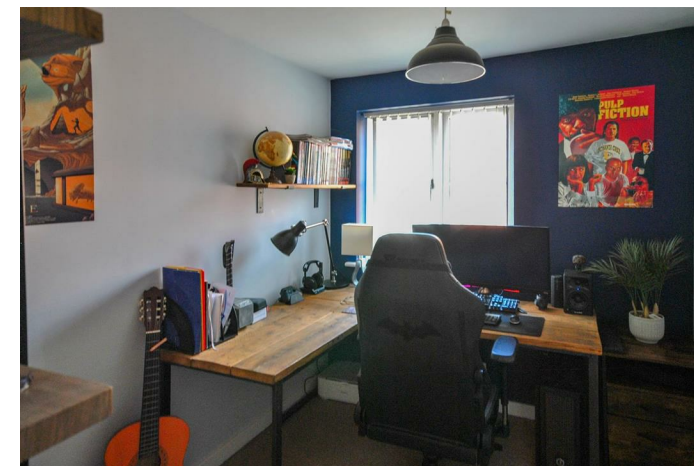
A double glazed window to the front elevation and fitted cupboard.



#### BEDROOM THREE

7'6 x 9'2

A double glazed window and radiator.



#### FAMILY BATHROOM

7'1 x 6'2

Fitted with a suite comprising of low flush WC, pedestal wash basin and panelled bath with tiling to splashback areas and double glazed obscure window to the front elevation.



### OUTSIDE

#### FRONT GARDEN

A low maintenance garden with steps with retaining railings leading to the front door.

#### REAR

To the rear of the property there is a driveway providing off road parking for two to three cars and standing in front of the single garage.



#### GARDEN

To the side of the property and is low maintenance with a patio area immediately behind the lounge, a small area of lawn and a personal door leading to the garage. The garden is enclosed by brick walling.

For further information on viewing call 01604 230222