



44 York Road
Rushden, NN10 8HZ



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this extended three-bedroom, semi-detached family home, situated in an excellent residential location within the popular market town of Higham Ferrers.

Approaching the property from the front, you will find a private driveway currently providing parking for one car with potential to create further parking, if required, in addition to the garage. As you enter the property you will find a lovely spacious entrance hall, and to the right is a bay-fronted living room. There is a separate sitting room, an extended kitchen/dining room to the rear of the property, and the office is accessed via the rear garden. Upstairs you will find three bedrooms, two of which are doubles, and a re-fitted bathroom. To the rear of the property is a sizeable, private garden with lawn and patio areas - offering ample space for outdoor furniture, and a blank canvass for its' next owner.

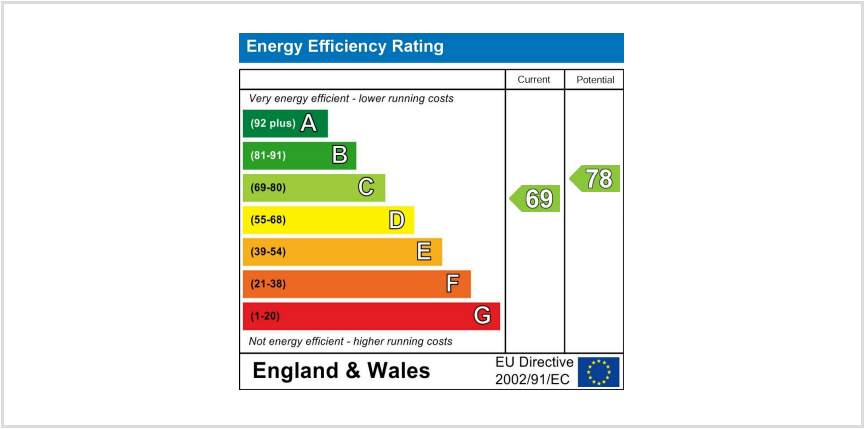
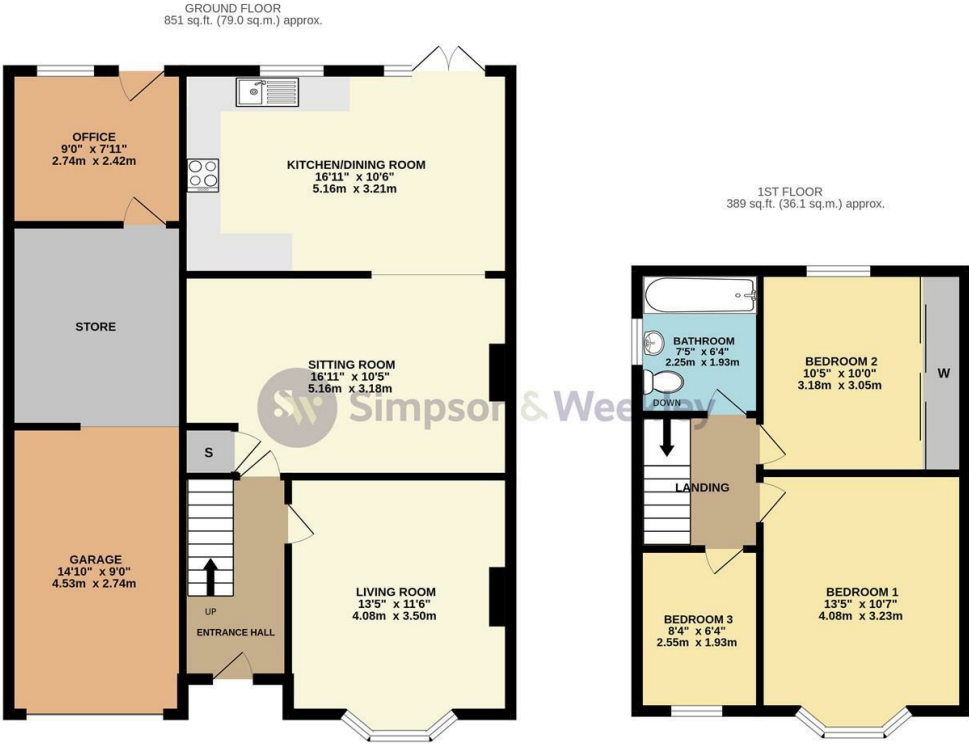
The property itself is situated in the heart of Higham Ferrers, a historical market town with a range of amenities on the high street and surrounding. There is also a variety of beautiful countryside walks and cycle paths nearby, providing access routes to an assortment of popular destinations such as Rushden Lakes Shopping Centre and Stanwick Lakes Nature Reserve. For commuters, both the A6 and A45 are easily accessible.

EPC Rating C, Council Tax Band B.

£350,000



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When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
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