



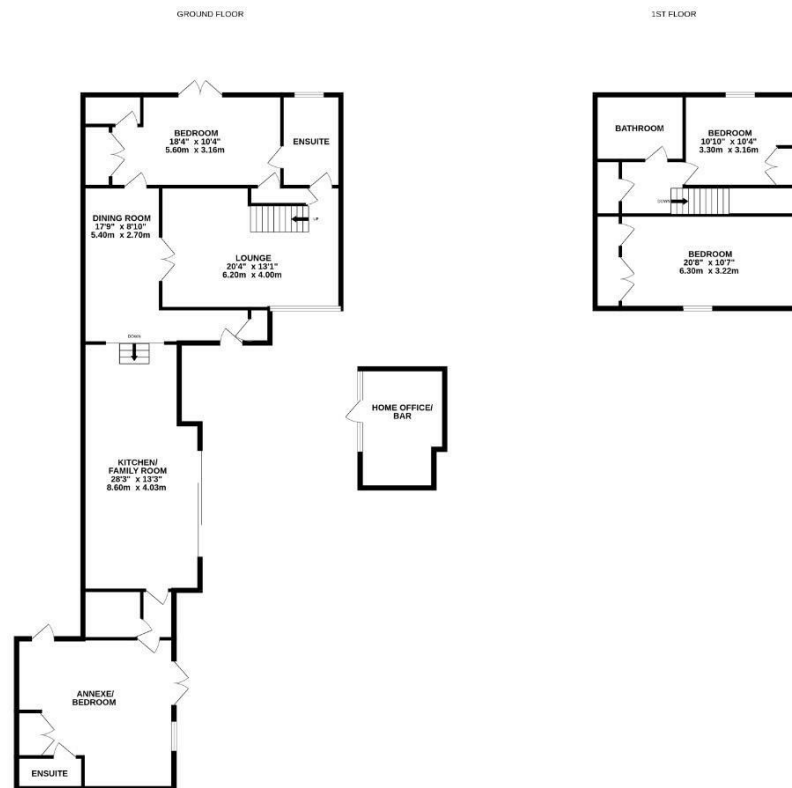
58 YORK ROAD

WELLINGBOROUGH, NN29 7SG

£750,000
FREEHOLD

Stonhills are pleased to offer this extended and refurbished three/four-bedroom home in Wollaston, featuring a stunning open-plan kitchen/family room with central island and large sliding doors leading out to a patio – perfect for al fresco dining. The property enjoys countryside views, bedroom one with en-suite and garden access, an attached self-contained annexe with its own entrance, electric gates, off-road parking, and a separate home office/bar. Conveniently located near Rushden Lakes and just a short drive to Wellingborough station with direct trains to London in under an hour.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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