

# HOLYROOD ROAD, NORTHAMPTON, NN5

£500,000 | 5 Bed House - Semi-Detached

# BELVOIR!



An opportunity to acquire this delightful property which has been passed down within the same family for over 100 years and was last on the open market in the 1920s. "The Albany" is a superb example of a period house - full of original features such as tall ceilings, open fireplaces, stained glass windows etc. Having not been altered in the last few decades, it presents an excellent opportunity for someone who wants to develop a characterful older property, sympathetically into a modern home.

On the ground floor there is a large open hallway complete with working fireplace. This leads to 2 substantial living rooms both with large bay windows. There is a separate dining room and a small kitchen, leading to further pantry and utility rooms to the rear. Additionally there is a downstairs w/c.

On the upper floor there is again a large open landing area, leading to 5 double bedrooms, a shower room and separate w/c.

The house has mature gardens to front and rear, and a driveway to the side. It is situated within a couple of minutes walk of Dallington Park.

COUNCIL TAX BAND: D

- NO CHAIN
- Spacious Period Property
- Excellent Development Potential
- Many Original Features
- Unique Opportunity

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

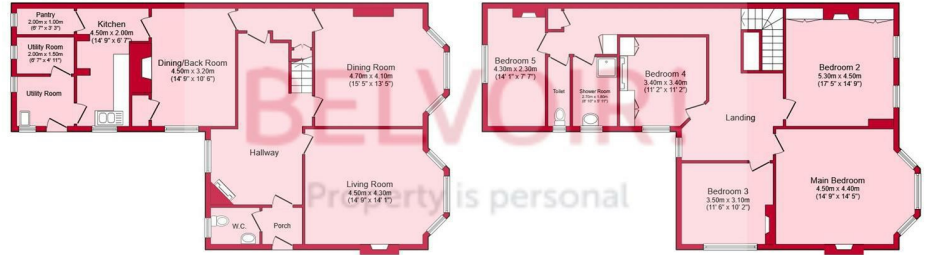
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor

First Floor

Total floor area 218.4 m<sup>2</sup> (2,350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

