



42 Holyoake Road | Wollaston | NN29 7RZ



Matthew
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Offers In The Region Of £275,000

Offered to the market with no onward chain is rarely available and extended 1930s bay fronted three bedroom semi-detached house. Centrally located within the village and in need of upgrading, it presents a great opportunity to make a period family home with good size south facing gardens. The property boasts three double bedrooms, garaging and a large south facing rear garden. In brief the property comprises an entrance hall, sitting room, dining room, family room, kitchen, utility and guest WC. To the first floor are three double bedrooms and a family bathroom.

- Mature three bedroom semi detached house
- South facing rear garden
- In need of modernisation
- Extended to offer three large bedrooms
- Garage and off road parking
- No onward chain

PVCu door into storm porch, further composite door leading into

Entrance Hall

Stairs to first floor landing, radiator, under stairs storage, doors to kitchen, family room and

Sitting Room

10'5" x 13'5" (3.20 x 4.10)

Bay window to front, radiator, gas fire with brick surround and mantle shelf, picture rail, beams to ceiling.

Family Room

9'4" x 11'6" (2.85 x 3.51)

Gas fire on hearth and surround, storage cupboards, shelving, dado rail, wall lights, coving, opening into

Dining Room

10'1" x 7'10" (3.08 x 2.40)

Radiator, exposed brick feature wall, wall lights, sliding doors to garden and archway opening into

Kitchen

5'9" x 16'6" (1.77 x 5.05)

Fitted with a range of base and eye level units with tiled worksurfaces above, inset single bowl and twin drainer with individual taps above, mid level oven, electric hob, wall mounted gas fired boiler, tiled splash areas, window to rear, door to

Utility Room

6'7" x 8'3" (2.03 x 2.54)

Space and plumbing for washing machine, space for multiple white goods, shelving, door to rear garage area, PVCu door to rear garden and internal timber door to

Guest WC

Low level WC only, window to rear.

Garage Lobby

Small hardstanding area of slabs and shingle, outside tap, pedestrian door into rear of garage.

First Floor Landing

Loft access hatch, window to side, doors to all principal first floor rooms.

Bedroom One

10'4" x 19'7" (3.16 x 5.99)

Window to rear, radiator, coving.

Bedroom Two

13'6" x 7'2" plus 5'10" x 8'9" (4.12 x 2.20 plus 1.78 x 2.67)

Windows to front and rear, radiator, coving.

Bedroom Three

10'7" x 13'10" (3.24 x 4.22)

Bay window to front, radiator, built in wardrobe, coving.

Bathroom

5'10" x 8'1" (1.79 x 2.47)

Fitted with a three piece suite comprising of a low level WC, Hand wash basin and bath with panel to the side.

Electric shower over bath, towel rail, radiator, tiled splash areas, built in storage cupboard, obscured glazed window to front.

Outside

The property sits behind a frontage made up predominantly of block paving and small amount of shingle offering off road parking and access to the garage. The whole has some mature hedging and is enclosed with a combination of fencing and a pair of wrought iron gates.

Garage

7'5" x 16'6" (2.27 x 5.04)

Up and over door, door to storage cupboard, power connected.

Rear Garden

Immediately abutting the rear of the property is a slabbed patio area which extends to a pathway leading the length of the garden. The remainder is predominantly laid to lawn with a variety of mature shrubs and planting. The garden is southerly in aspect and is enclosed with a combination of timber fencing.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





Further Information

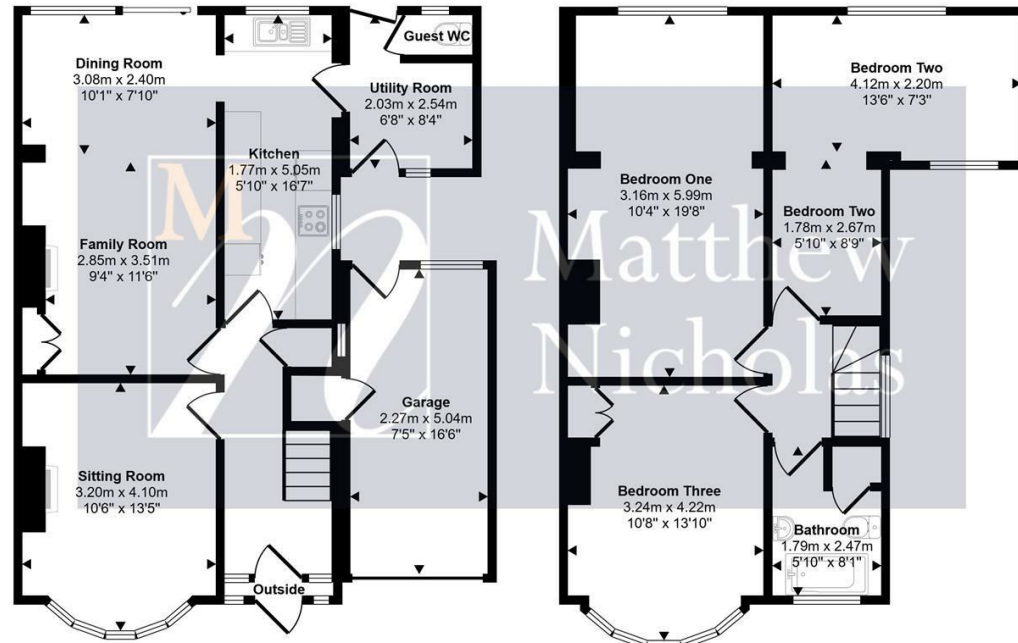


Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1358.00 sq ft

Approx Gross Internal Area
126 sq m / 1358 sq ft



Ground Floor
Approx 69 sq m / 742 sq ft

First Floor
Approx 57 sq m / 616 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	
63	76
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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