

39 York Road

Wellingborough, NN8 1DS

Simpson & Weekley

A Charming Victorian Home in a Convenient Town Centre Location with No Onward Chain

This attractive three-bedroom terraced house offers spacious and versatile accommodation, retaining plenty of character while providing practical living space for modern-day living.

The ground floor features a generous lounge/diner, boasting a lovely bay window to the front which creates a bright and welcoming living space. To the rear is a fitted kitchen, complemented by a separate utility area, along with the added convenience of a downstairs shower room.

Upstairs, the property offers three well-proportioned bedrooms, together with a further shower room, making it an ideal home for families, first-time buyers or those looking for additional space.

Outside, the enclosed rear garden has been designed for ease of maintenance, featuring a combination of paved and gravelled areas, providing space to relax and enjoy the outdoors.

Ideally positioned within the town centre, the property is conveniently located for a range of local amenities, shops and everyday facilities, with the train station also just a short walk away, making it particularly appealing for commuters.

Offered to the market with no onward chain, an early viewing is highly recommended to fully appreciate the space, location and convenience this charming Victorian home has to offer.
Council Tax: A
EPC: 58/D

Offers In Excess Of £190,000

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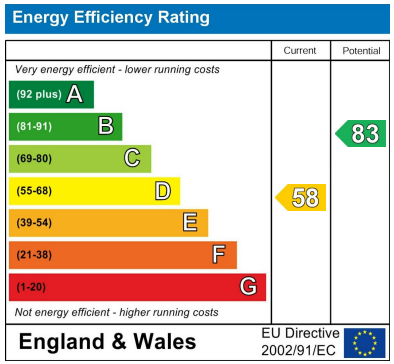




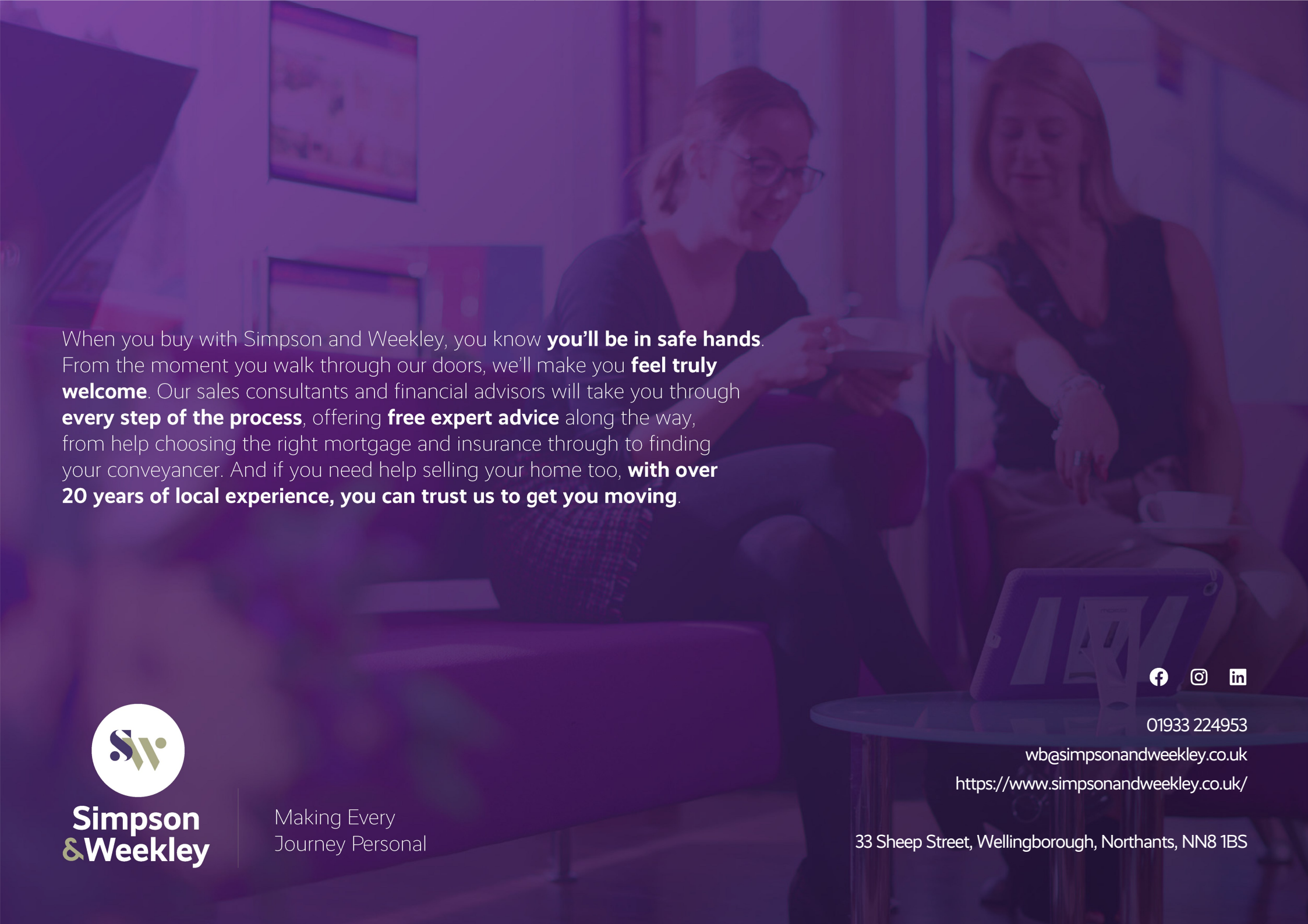
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GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.
1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.
UTILITY
4'5" x 4'2"
1.37m x 1.27m
KITCHEN
9'9" x 9'5"
2.97m x 2.88m
DINING ROOM
12'2" x 11'9"
3.71m x 3.58m
HALLWAY
LOUNGE
11'8" x 11'3"
3.56m x 3.43m
PORCH
BEDROOM 3
9'5" x 7'7"
2.87m x 2.31m
SHOWER ROOM
6'3" x 6'3"
1.91m x 1.91m
BEDROOM 2
12'1" x 9'5"
3.69m x 2.88m
LANDING
BEDROOM 1
16'1" x 11'7"
4.90m x 3.53m
TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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
58
83
England & Wales
EU Directive 2002/91/EC





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