



52 Hesketh Road, Yardley Gobion, Northamptonshire, NN12 7TX

HOWKINS &  
HARRISON

52 Hesketh Road  
Yardley Gobion  
Northamptonshire  
NN12 7TX

Guide Price: £230,000

A delightful mid terraced property located in the popular village of Yardley Gobion and within easy walking distance of the local amenities. Offering two bedrooms, a family bathroom, cloakroom and open plan kitchen/dining/sitting room, the property benefits from an enclosed garden and driveway parking.

### Features

- Mid-terraced property
- Village location
- Close to village shop & school
- Two bedrooms
- Family bathroom
- Cloakroom
- Open plan kitchen/dining/sitting room
- Enclosed garden
- Driveway parking
- Energy rating D

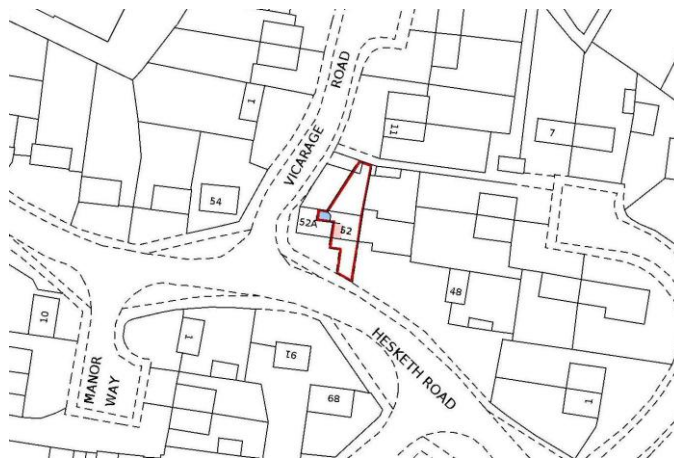


## Location

Yardley Gobion is a sought-after South Northamptonshire village, bypassed by the A508, approximately 3 miles north east of Stony Stratford which has varied shops, coffee shops and restaurants. The village itself has a primary school, shop, pub, restaurant, sports ground and social club. The Grand Union Canal runs nearby east of the village.

There is good access to the main arterial roads including the M1 motorway and A5, with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



## Ground Floor

On the ground floor is an open plan kitchen/dining/sitting room and a cloakroom. The kitchen has a range of fitted units and an integrated oven and hob. A door leads to the garden.

## First Floor

There are two bedrooms and a family bathroom.

## Outside

Situated within easy walking distance of the village shop, and the primary school, the property is approached by a block paved driveway leading to the front door. To the rear of the property, the garden is mostly laid to lawn with a decked patio area and a useful garden shed, with the remainder being mostly laid to lawn.

## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

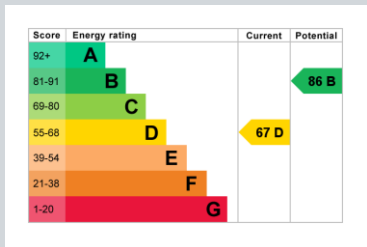
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – A



## Howkins & Harrison

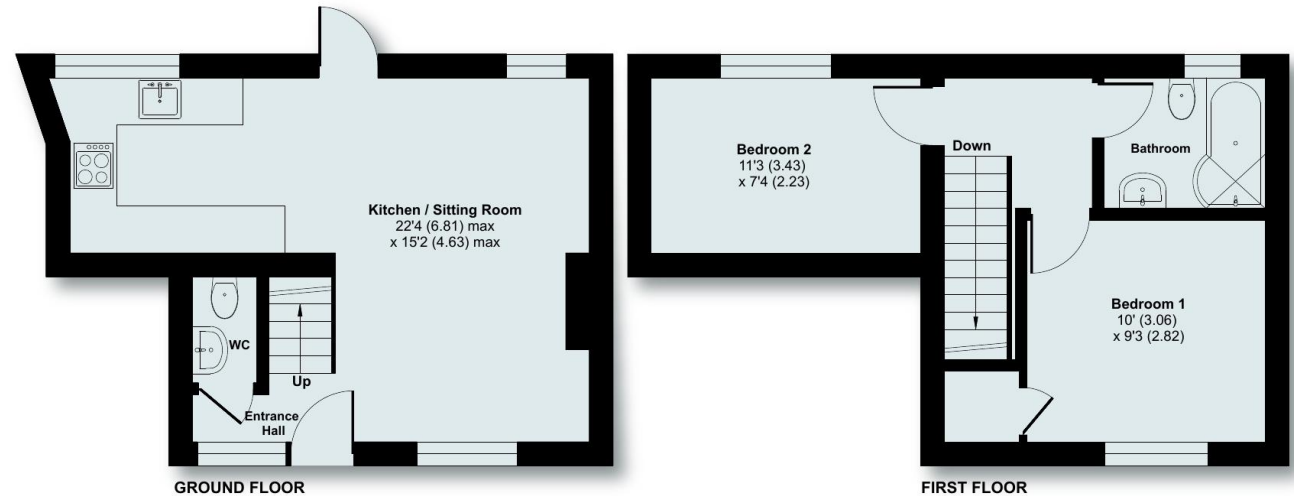
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## Hesketh Road, Yardley Gobion, Towcester, NN12

Approximate Area = 583 sq ft / 54.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1446114



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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