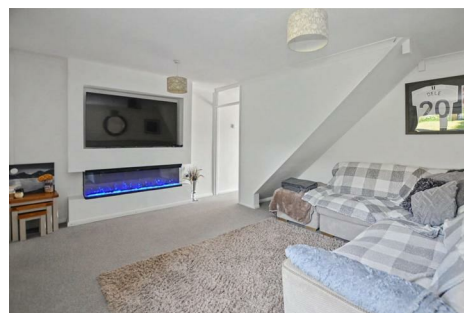


**14 York Ride  
Weedon  
NORTHAMPTON  
NN7 4PF**

**£220,000**



- **NO ONWARD CHAIN**
- **REFITTED KITCHEN/DINER**
- **ENCLOSED LANDSCAPED REAR GARDEN**
- **IDEAL FOR FIRST TIME BUYER**
- **THREE BEDROOMS**
- **REFITTED BATHROOM**
- **OFF ROAD PARKING & GARAGE**
- **ENERGY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered with no onward chain, this well presented home is offered with accommodation comprising of entrance porch, lounge, refitted kitchen/diner to the ground floor, whilst upstairs there are three bedrooms and a family bathroom. Outside there is a garden to the front and a landscaped, low maintenance garden to the rear, with access to the garage and off road parking. Further benefits include uPVC double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Porch**

Enter via double glazed door, door leading to lounge.

### **Lounge**

14'9"o x 13'8" (4.5o x 4.19)

Window to front aspect, stairs rising to first floor, opening to kitchen/diner.

### **Kitchen/Diner**

14'9" x 9'4" (4.5 x 2.86)

Refitted with a range of wall and base level units with work surfaces over, sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob, tiled splash backs, space and plumbing for washing machine, space for fridge/freezer, window to rear aspect, door leading to rear garden.

## **First Floor**

### **Landing**

Loft access, doors to all rooms.

### **Bedroom One**

13'8" x 8'0" (4.17 x 2.45)

Window to front aspect.

### **Bedroom Two**

9'6" x 8'0" (2.9 x 2.45)

Window to rear aspect.

### **Bedroom Three**

7'1" x 6'3" (2.16 x 1.93)

Window to front aspect.

### **Bathroom**

Fitted with a three piece suite comprising low level WC, pedestal mounted sink, panel bath, obscured window to rear aspect, tiled splashbacks.

## **Externally**

### **Front Garden**

Laid to paved area and lawn, various established shrubs.

### **Rear Garden**

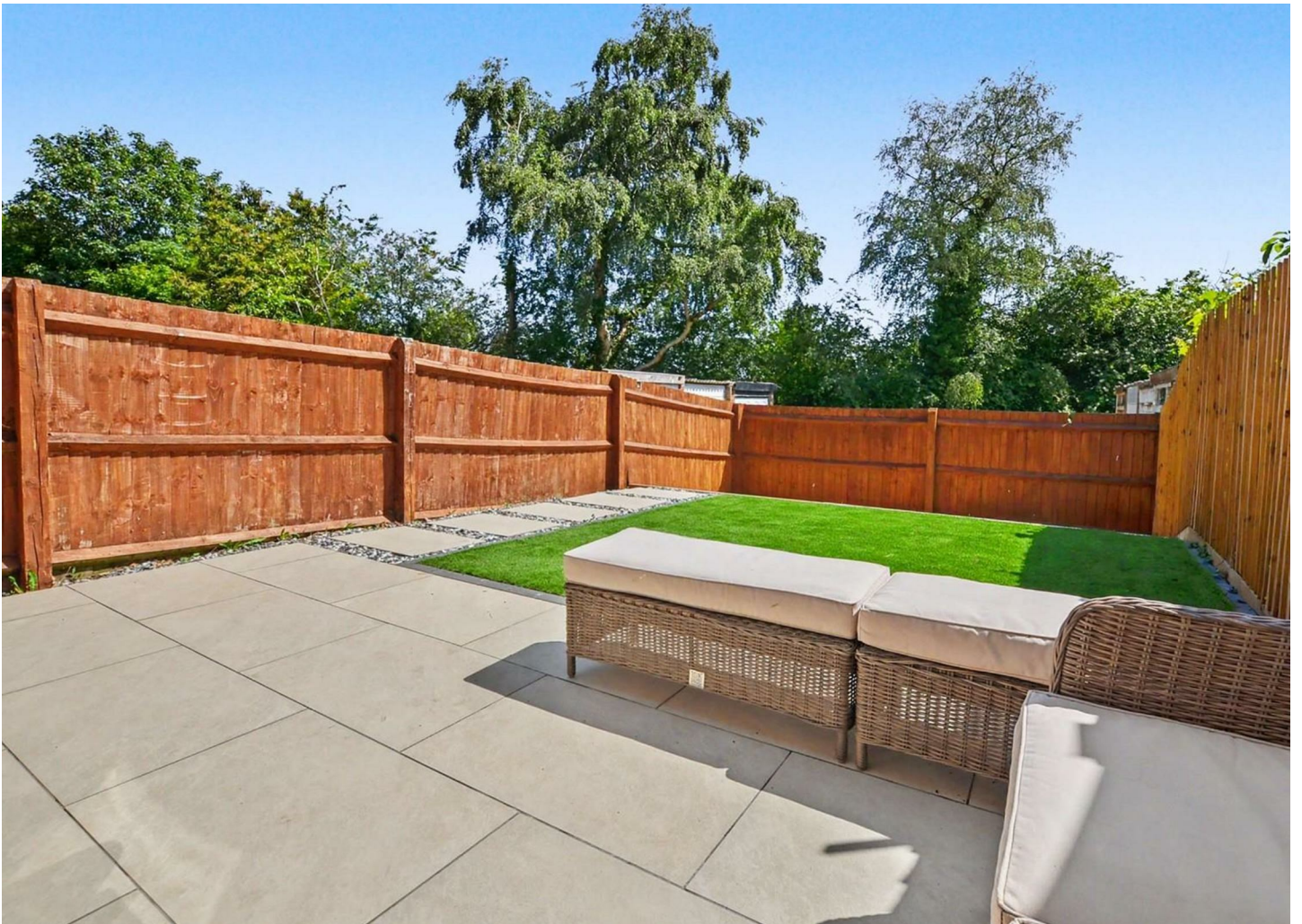
Enclosed by timber fencing, Two patio areas, artificial lawn, gated side access to the garage and parking.

## **Agents Notes**

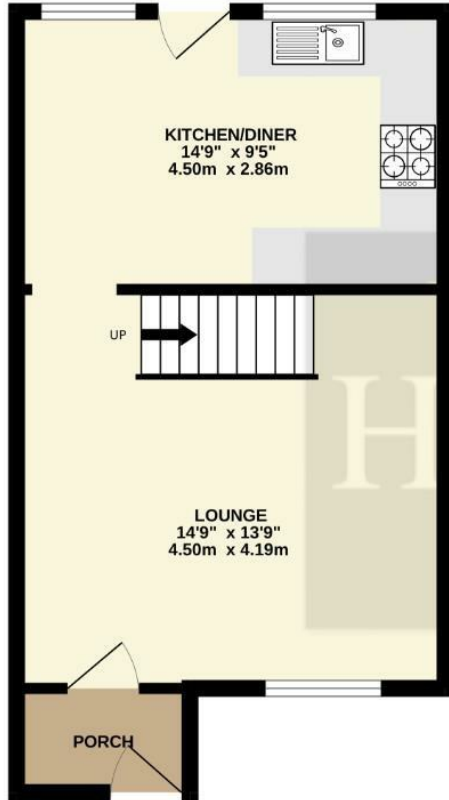
Council Tax Band: B



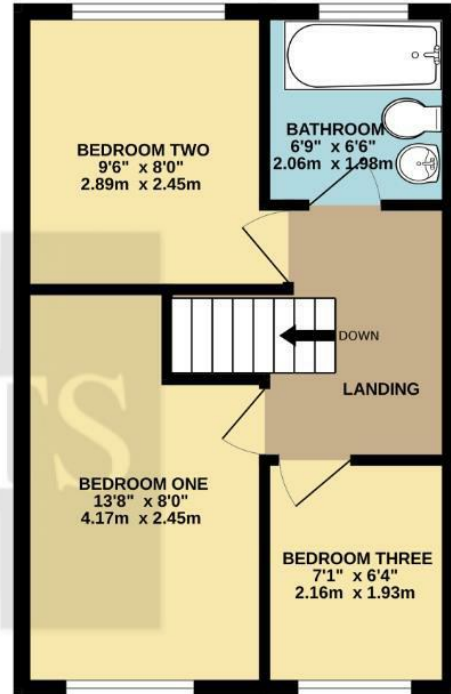




GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



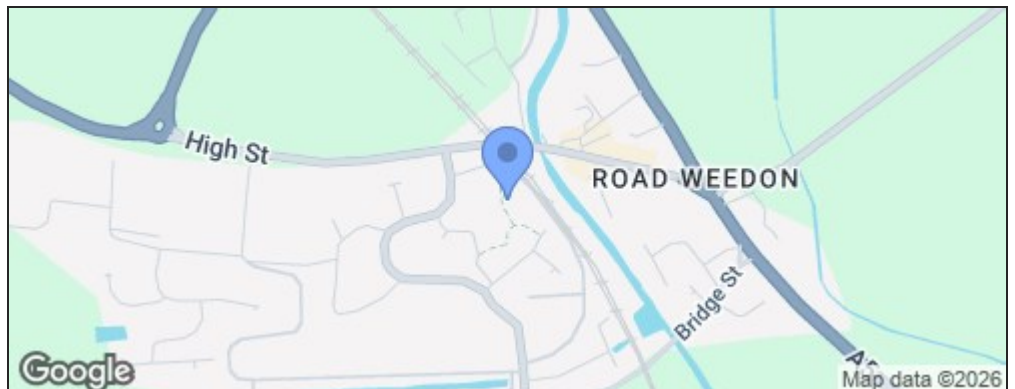
1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>	<b>72</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.