



8 York Road

Rushden, Northamptonshire NN10 0LB



Simpson & Weekley

\*\*\*THE WOW FACTOR\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic three bedroom Victorian terrace house. Ideally located on the highly desirable York Road and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway with original Victorian tiled flooring, open plan lounge dining room, kitchen, family bathroom and separate WC downstairs. The first floor offers three large double bedrooms. The home also benefits from gas central heating and double glazing throughout. Externally there is a wonderful enclosed private rear garden and a small courtyard front garden. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating D, Council Tax Band B



£240,000

 3  1  2



GROUND FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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.  
Made with Merge 02/20



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
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Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW