

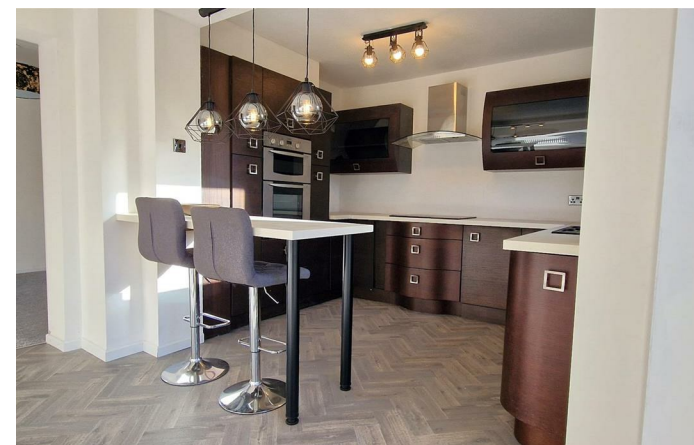


12 York Road  
Rushden, NN10 8HZ



**Simpson & Weekley**

**\*\*\*EXTENDED FAMILY HOME\*\*\*** **\*\*\*THE PERFECT LOCATION\*\*\*** **\*\*\*CHAIN FREE\*\*\*** Simpson and Weekley are delighted to offer to the market this fantastic three-bedroom semi-detached family home. Occupying a wonderful corner plot and ideally located in the highly desirable Northamptonshire market town of Higham Ferrers. The home offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The property boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, large dining room/sitting room that open into a wonderful kitchen diner at the rear of the property. The first floor offers a large bay fronted master bedroom, a second double bedroom, a single third bedroom and separate modern family bathroom. Externally there is a fully enclosed private rear garden. To the front of the property is a small front garden, a private driveway and single garage. The home is also offered to the market with no upper chain and has to be viewed to be fully appreciated to fully appreciate everything this amazing home has to offer. EPC Rating D, Council Tax Band B



Offers In Excess Of £330,000



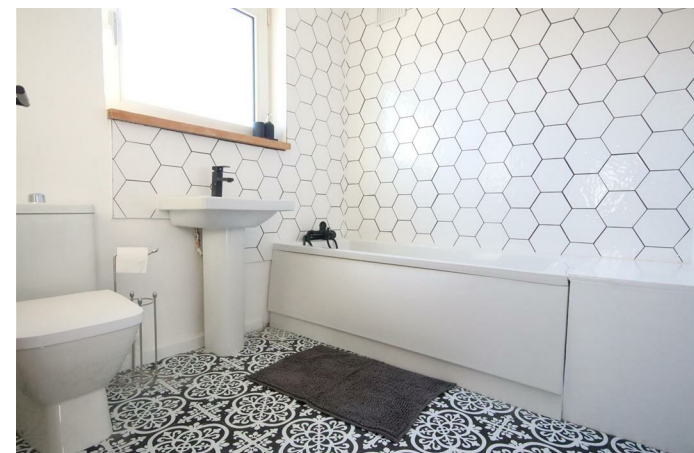
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1



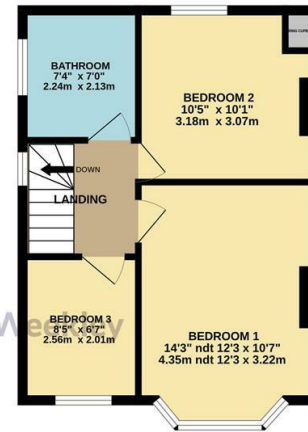
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GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (89.1 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 misstatement. 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 Metropack C300.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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Making Every  
Journey Personal



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