



**56 York Road, Higham Ferrers  
Northamptonshire NN10 8HZ  
Guide Price £360,000 Freehold**

**SIMPLY STUNNING!** With a generous south facing rear garden is this superb extended semi-detached family home, in a sought after residential area, within comfortable walking distance of the Castle Fields Recreation Ground and schools for all ages. An immediate viewing comes very highly recommended to avoid disappointment. Three bedrooms, Bathroom/WC, Landing, Porch, Hall, Ground Floor Cloakroom/WC, Converted Garage, providing a Utility Room/Playroom, Lounge, Dining Room, Study, Kitchen/Breakfast/Family Room, PVC double glazing, Gas radiator central heating, block paved driveway, generous south facing rear garden. Scope to extend further – subject to Planning Permission, consents etc - and of course, if so required.

- Stunning Extended Semi
- Dining Room
- PVC double glazing & gas radiator central heating
- Energy Efficiency Rating - D67
- Three bedrooms, Bathroom/WC
- Kitchen/Breakfast/Family Room
- Block paved driveway
- Lounge
- Converted Garage
- Generous south facing rear garden



### Location

York Road runs parallel to Kimbolton Road and is situated between North End and Lancaster Street. The property can be found towards the Lancaster Street end of York Road. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - D67

Certificate number - 9122-3059-6202-4276-1200

### Accommodation

#### Ground Floor

#### Porch

#### Hall

#### Ground Floor Cloakroom / WC

#### Lounge 13'1" x 11'5" (4.00m x 3.49m)

#### Dining Room 10'5" x 9'10" (3.18m x 3.01m)

#### Study 10'5" x 7'3" (3.18m x 2.23m )

Maximum. Wall mounted gas fired boiler.

#### Kitchen/Breakfast/Family Room 16'0" x 12'1" (4.89m x 3.70m)

#### Converted Garage (Utility Room / Playroom) 17'4" x 9'10" (5.29m x 3.01m)

#### First Floor

#### Bedroom 1 13'1" x 10'7" (3.99m x 3.23m)

#### Bedroom 2 10'5" x 10'0" (3.19m x 3.07m)

#### Bedroom 3 9'3" x 6'7" (2.83m x 2.02m)

#### Bathroom/WC 7'5" x 7'0" (2.28m x 2.14m)

### Landing

Loft access.

### Outside

#### Front

Block paved driveway providing off road parking.

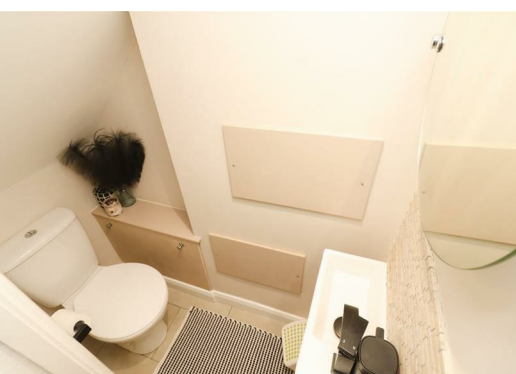
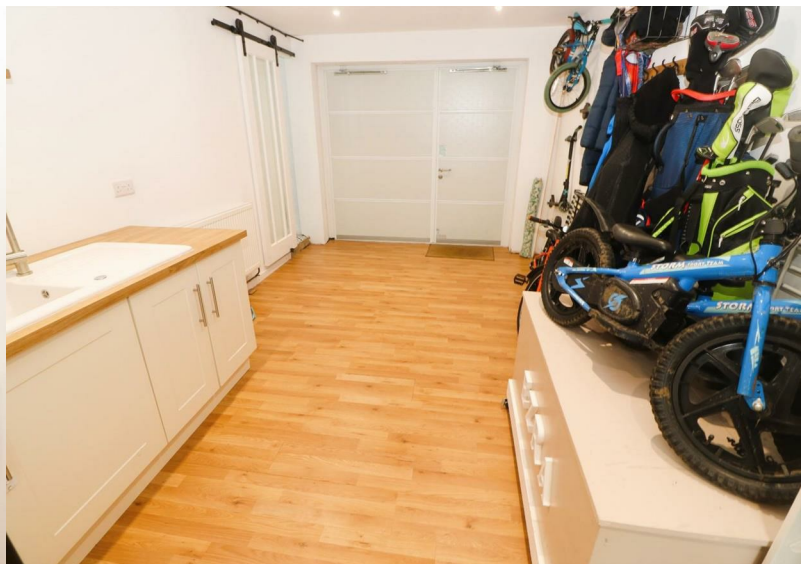
#### Rear

A generous, south facing rear garden, having been well maintained over the years, being fully enclosed.

### Disclaimer

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GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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