

Yardley Hastings

The Leys, Yardley Hastings, NN7 1EY

David Cosby
Estate Agents


DAVID COSBY
ESTATE AGENTS

Yardley Hastings

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Total GIA Floor Area | Approx. 79 sqm (850 sqft)

Features

- Three-bedroom 1950s mid-terrace home
- Excellent investment or refurbishment opportunity
- Offered for sale with no onward chain
- Well-proportioned dual aspect sitting room
- Spacious kitchen with scope for a breakfast area
- Generous dual aspect principal bedroom
- Enclosed rear garden with separate pedestrian access
- Useful adjoining store and brick-built workshop
- Village location with a primary school, shop and public houses

Description

A three-bedroom 1950s mid-terrace home of brick construction beneath a pitched tiled roof, forming part of a U-shaped arrangement overlooking an open central green. The sale includes a section of the lawned frontage, while an enclosed rear garden has separate pedestrian access and a useful brick-built workshop.

The property requires modernisation and offers scope for buyers to update it to their own requirements.

The accommodation includes an entrance hall with a quarry tiled floor, a well-proportioned dual aspect sitting room, a spacious kitchen and a ground-floor bathroom. A rear lobby provides access to the garden and an adjoining store. Upstairs are three bedrooms, including a generous dual aspect principal bedroom with built-in storage. Traditional features include panelled doors, timber doorknobs and picture rails.

Situated in the Northamptonshire village of Yardley Hastings, the property is within reach of village amenities including a primary school, shop and public houses. Nearby Olney and Northampton provide wider shopping and leisure facilities, while the A428 offers road connections towards Northampton and Bedford.

A THREE-BEDROOM VILLAGE HOME OVERLOOKING AN OPEN GREEN, OFFERING SCOPE FOR REFURBISHMENT, AN ENCLOSED REAR GARDEN, A WORKSHOP AND NO ONWARD CHAIN.



The Property

Entrance Hall
A part-glazed composite entrance door beneath a projecting hipped tiled canopy opens into the hallway. The hall retains a quarry tiled floor, with woodchip wallpaper to the walls. A straight flight of timber stairs with painted handrails leads to the first floor, while traditional panelled doors with timber doorknobs open into the sitting room, kitchen and bathroom.

Sitting Room
A well-proportioned dual aspect room with casement windows overlooking the front and rear, providing good natural light. The room retains profiled picture rails, with woodchip wallpaper and exposed timber floorboards ready for new coverings. A central fireplace has a tiled surround requiring repair and a missing hearth. The fireplace and flue would require sweeping, inspection and testing before use. Two electric heaters provide space heating.

Kitchen
A spacious kitchen offering scope for a revised layout incorporating a breakfast or dining area. The existing base and wall units have timber-effect fronts, complemented by roll-top work surfaces and a stainless steel sink and drainer with pillar taps beneath a casement window overlooking the rear garden.

There is space for freestanding appliances and additional storage within an understairs cupboard accessed through a timber plank door. The floor is finished with vinyl tiles, and a part-glazed door opens into the rear lobby.

Bathroom
The ground-floor bathroom is fitted with a white suite comprising a panelled bath with a shower attachment over, a pedestal wash basin and a close-coupled toilet. There is tiling around the bath and basin, an obscured-glazed window and a wall-mounted electric heater.

Rear Lobby
The rear lobby has painted brick walls and a concrete floor, with a part-glazed door opening into the garden. A timber plank door with a Bakelite-style handle provides access to a generous adjoining store with exposed brick walls and a concrete floor.







The Property

First Floor Landing
A three-pane casement window brings natural light onto the landing and overlooks the rear garden. The landing has exposed timber floorboards and woodchip wallpaper to the walls and ceiling, with plain timber balustrades and a profiled handrail around the stairwell. Original panelled doors with traditional timber doorknobs open into the three bedrooms. An overstairs cupboard houses the hot water cylinder, and a ceiling hatch provides access to the roof void.

Bedroom One
A spacious dual aspect double bedroom with two casement windows overlooking the green to the front and a further window overlooking the rear garden. The room has two-tone painted walls, profiled picture rails and exposed timber floorboards. The former fireplace has been blocked, and a built-in, two-door wardrobe provides storage with fitted clothes hooks.

Bedroom Two
A second bedroom with two casement windows overlooking the lawned frontage. Two-tone painted walls and profiled picture rails complement the exposed timber floorboards, which are ready for new coverings.

Bedroom Three
A single bedroom with a casement window overlooking the rear garden, with views towards the countryside beyond neighbouring properties. The walls are painted in neutral tones, and the room has exposed timber floorboards ready for new coverings.

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Grounds

Front Aspect
The property forms part of a U-shaped arrangement of 1950s terraced homes overlooking an open central green in the village of Yardley Hastings.

The lawned frontage provides a pleasant setting, with a pedestrian pathway leading to the entrance beneath a traditional hipped tiled canopy.

Rear Garden
The rear garden is enclosed by timber fencing, with a picket gate providing separate access from the pedestrian footpath behind the terrace. A concrete pathway leads to the rear lobby, flanked by lawned areas that are currently a little overgrown.

A useful brick-built outbuilding, fitted with a casement window and a composite slatted-effect door, provides storage or space for a workshop or hobbies. It also offers potential for conversion into a home office, subject to suitable upgrading and any necessary consents.



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Location

Yardley Hastings is an attractive village in south Northamptonshire, characterised by traditional stone cottages, period houses and surrounding countryside. Village amenities include a convenience shop, hairdresser, public houses, St Andrew's Church and a village hall hosting local activities.

The village has its own primary school on Castle Ashby Road, while nearby Olney offers independent shops, cafés, restaurants and a weekly market. Northampton provides a more extensive range of shopping, leisure and other services.

The village lies just off the A428, providing road connections towards Northampton and Bedford, with Milton Keynes also accessible for shopping and employment. Northampton railway station offers services to London Euston, making the location an option for those combining village life with travel further afield.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Water, Gas, Drainage **Heating:** Gas boiler and radiators

Council Tax Band: Band B **EPC Rating:** Rating E

Broadband: Ultra-fast available with up to 1,000Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.

This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is ***£25 per person****.*



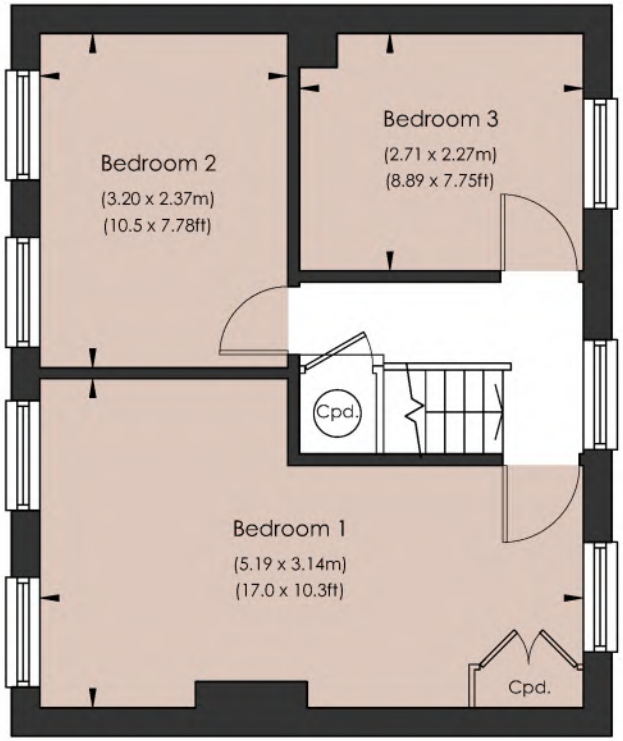


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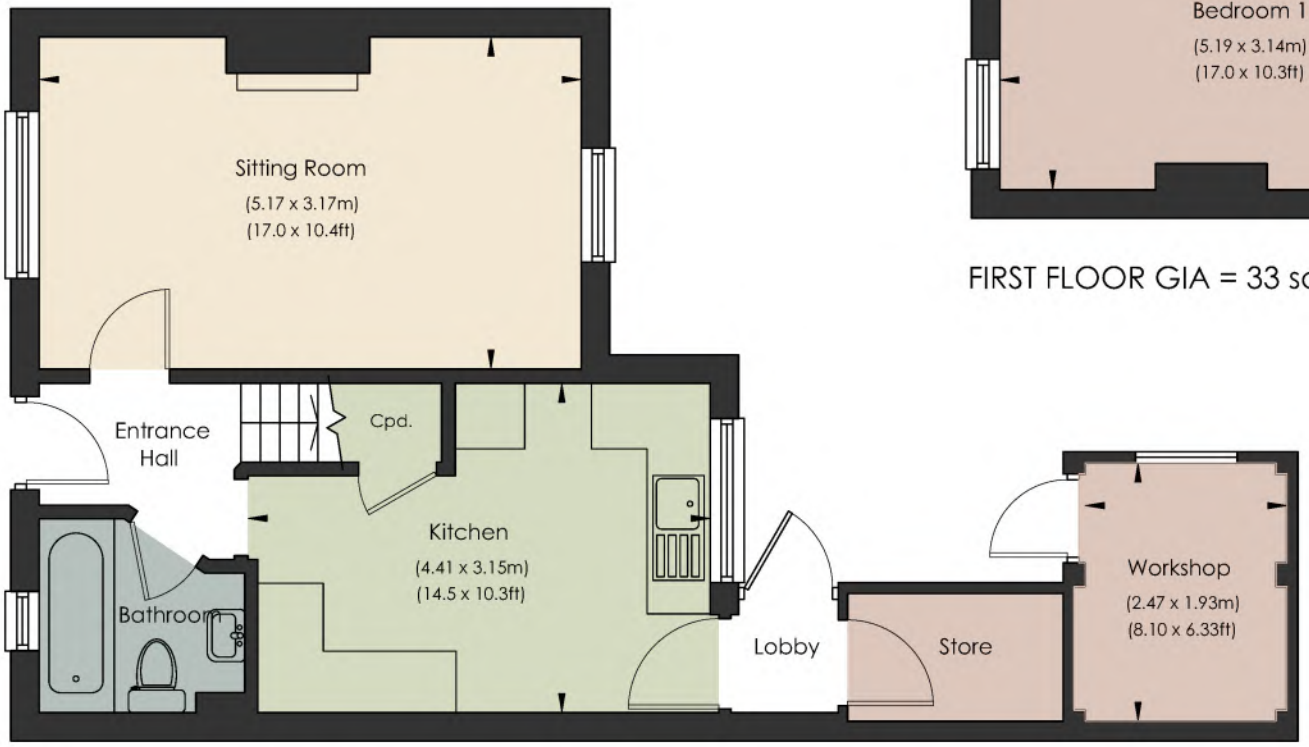
Approximate GIA (Gross Internal Area) = 79 sqm (850 sqft)

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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 33 sqm (355 sqft)



GROUND FLOOR GIA = 46 sqm (495 sqft)

RICS Regulated by RICS

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