



17 York Road
Rushden, NN10 8HZ



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this bay fronted terraced house located in a well regarded area of Higham Ferrers. With convenient access to the town centre, bus routes, schools and the A45 and Rushden bypass, viewing is very highly recommended. Briefly comprising entrance hall, open plan bay fronted lounge/dining room, modern kitchen, leading to utility room and downstairs WC to the ground floor. To the first floor there are two bedrooms, the master having a range of fitted wardrobes and a spacious four piece bathroom suite. Outside there is a courtyard frontage and good sized enclosed rear garden. Further benefits include gas radiator central heating and Upvc double glazing. Available around the beginning of June, viewing is very highly recommended. EPC Rating Ordered. Council Tax Band A




£975 PCM

2 1 1





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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