

NEW INSTRUCTION



HEADINGLEY ROAD
Rushden, NN10 0HS

 **DAVID COSBY**
ESTATE AGENTS



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Total GIA Floor Area | Approx. 84 sqm (904 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

Features

- Refurbishment project
- three-bedroom mid-terraced home
- Two reception rooms
- Rear kitchen with direct garden access
- Front and rear gardens
- Substantial brick outbuilding with ancillary store
- No onward chain

Description

A three-bedroom 1950s home of part brick and rendered construction beneath a plain tile pitched roof, with front and rear gardens, situated on the edge of Rushden. This solidly built property is in need of comprehensive refurbishment and is offered for sale as seen as part of a housing association disposal. Prospective purchasers are strongly advised to obtain independent surveys and inspections before submitting an offer.

Accommodation is arranged over two floors and includes an entrance hall with quarter-turn staircase, a front sitting room, rear dining room and kitchen with direct garden access. To the first floor are two double bedrooms, a single bedroom with overstairs storage, and a family bathroom.

Outside, the house is set back from Headingley Road and approached via a shared pedestrian path. The rear garden includes a hardstanding area and rear lawned area. A substantial brick outbuilding provides useful ancillary space with potential for workshop or home office use, subject to any necessary consents.

A THREE-BEDROOM 1950S MID-TERRACED HOME OFFERED FOR SALE AS SEEN, REQUIRING FULL REFURBISHMENT. THE PROPERTY INCLUDES TWO RECEPTION ROOMS, FRONT AND REAR GARDENS, AND A SUBSTANTIAL BRICK OUTBUILDING.



The Property

Entrance Hall

Entered via a partially glazed door. Ceramic tiled flooring with plastered masonry walls. A quarter-turn winder staircase rises to the first-floor accommodation with solid balustrade detailing. Full internal redecoration required.

Sitting Room

Positioned to the front right-hand side of the property, the sitting room features a double casement window with a central mullion, providing good natural light. The floor is currently fitted with cut-pile carpet, which is in need of replacement. There is also a fireplace with an open-flame gas fire (not tested).

Kitchen

Located to the rear left-hand side of the property, the kitchen offers space for a good range of base and wall units. It is currently fitted with basic, worn units which a purchaser is likely to replace as part of refurbishment. Flooring is sheet vinyl, with plastered walls finished in skim and emulsion; full redecoration is required. A wall-mounted gas-fired boiler is positioned to the rear right-hand side of the kitchen (not tested). A part-glazed rear door with a top-hung side light provides good natural light and access to the rear garden. A further part-glazed pine-panel door leads through to the dining room.

Dining Room

Overlooking the rear garden, the dining room benefits from a three-panel casement window providing good natural light. Walls are partially decorated. The original fireplace has been blocked and vented. The floor is finished in riven slate-effect ceramic tiles. The radiator requires reinstatement.



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The Property

First Floor Landing

Centrally positioned, the first-floor landing incorporates solid balustrading to the stairwell. Single-glazed toplights above the internal doors provide borrowed natural light. A useful laundry/ airing cupboard, accessed via a panelled door, houses the hot water cylinder and is fitted with slatted pine shelving.

Bedroom 1

A good-sized double bedroom positioned to the rear right-hand side of the property, with a three-unit window overlooking the garden. Walls are partly finished with decorative lining paper, and the floor is fitted with cut-pile carpet.

Bedroom 2

A further good-sized double bedroom with a double casement window and central mullion overlooking the green space towards Headingley Road. Walls are partly finished with decorative lining paper, and the floor is fitted with cut-pile carpet.

Bedroom 3

A single bedroom, equally suitable as a home office or study. There is built-in overstairs storage accessed via panelled double doors and fitted with a hanging rail. The floor is finished with timber-effect laminate boards, and the walls are partly finished with decorative lining paper.

Bathroom

Located to the rear left-hand side of the property, with a frosted window to the rear aspect. The bathroom is fitted with a three-piece suite comprising a bath with electric shower over, pedestal wash-hand basin with chrome pillar taps, and close-coupled WC. Walls are partly finished in ceramic tiling and the floor is laid with sheet vinyl.





Grounds

Front Aspect

Set back from Headingley Road, the property is approached via a shared pedestrian pathway with a picket gate leading into the front garden. The garden is mainly laid to lawn with perimeter shrub planting, now in need of cutting back. The pathway continues through a shared passageway with gated access to the rear garden, and also runs along the front elevation to the main entrance, which sits beneath a profiled concrete canopy.

Rear Garden

A concrete path provides access to the kitchen via a separate part-glazed door, offering convenient rear entry. Immediately to the rear of the house is a hardstanding area suitable for seating, although vegetation growth requires cutting back. The main garden is arranged with a central gravel path and grassed areas to either side, both now in need of attention. Boundary treatment is predominantly close-board fencing, with a number of fence panels in poor condition, particularly to the rear and left-hand sides.

Outbuildings

The property includes a substantial brick outbuilding under a concrete deck flat roof, incorporating a small corner canopy. Ledged and slatted timber doors with Suffolk latches open into the main section, which has been opened up to provide a good-sized space with potential for use as a workshop or home office (subject to any consents required). The room is served by two top-hung casement windows, with an additional ledged and braced door to the side aspect. A separate former WC area now provides useful storage, accessed via a further slatted timber door.



Location

Rushden is a well-established market town located to the south-east of Northampton and to the north of Bedford. It forms part of the wider Rushden Higham area and lies within the Nene Valley, with surrounding countryside providing a predominantly rural backdrop.

The town benefits from good road connectivity. The A6 runs through Rushden, providing direct access to Bedford and Kettering, while the A45 dual carriageway links to Northampton, Wellingborough and the M1 motorway (Junction 15), facilitating onward travel to Milton Keynes and London. Mainline rail services are available from Wellingborough station, offering direct routes to London St Pancras International in under an hour.

Rushden offers a broad range of day-to-day amenities including supermarkets, independent retailers, schools for all age groups, healthcare facilities and leisure provision. Rushden Lakes, located on the edge of the town, provides a substantial retail and leisure destination with national brands, restaurants and waterside walks. The area is also well served by primary and secondary schooling, making it popular with families, alongside established residential neighbourhoods and newer developments.

The surrounding countryside, including Stanwick Lakes and the River Nene corridor, offers extensive walking, cycling and nature reserves, contributing to the town's appeal for those seeking a balance between accessible commuter links and access to open space.

Property Information

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

Services: Water, Gas, Electricity, Drainage **Heating:** Gas Central Heating

Council Tax Band: Band A **EPC Rating:** Rating D

Broadband: Ultrafast available with up to 1800Mbps 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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Headingley Road, Rushden, NN10 0HS

Approximate GIA (Gross Internal Area) = 84 sqm (904 sqft)

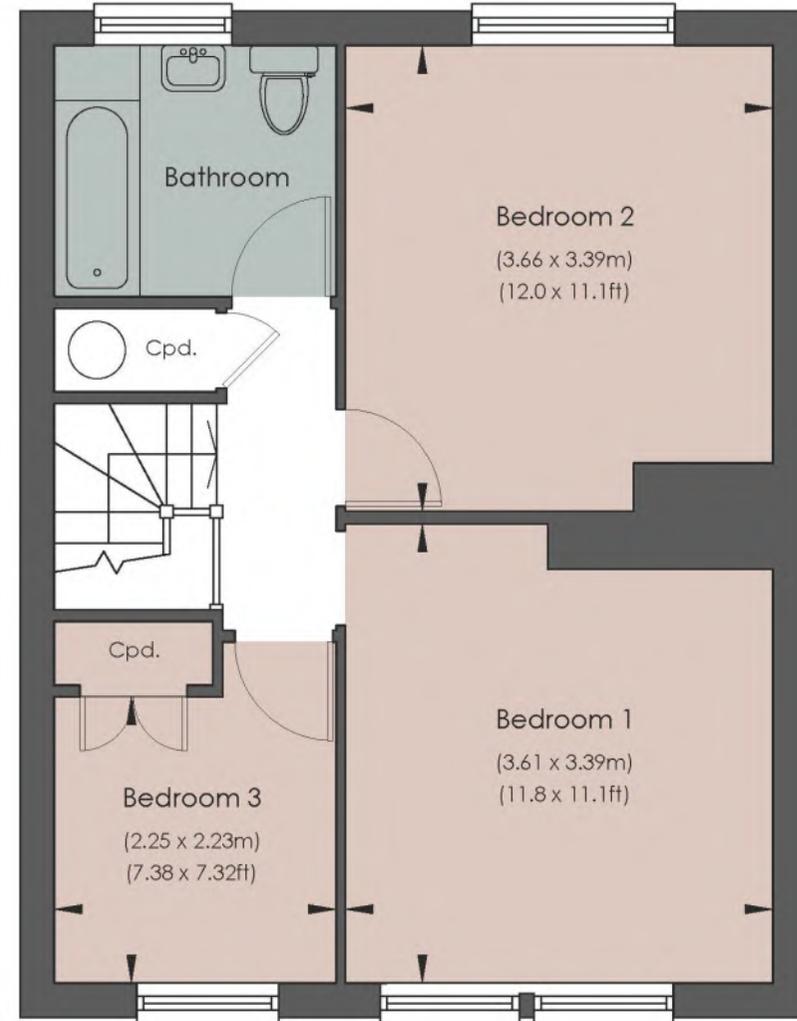


David Cosby Chartered Surveyors & Estate Agents

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.



GROUND FLOOR GIA = 42 sqm (452 sqft)



FIRST FLOOR GIA = 42 sqm (452 sqft)



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