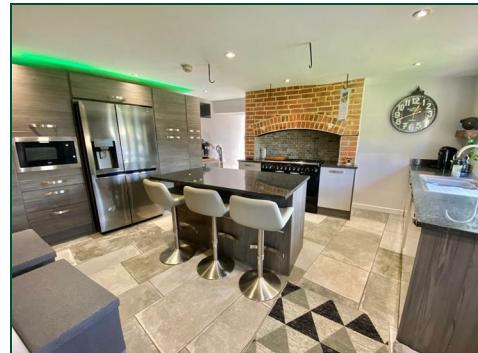


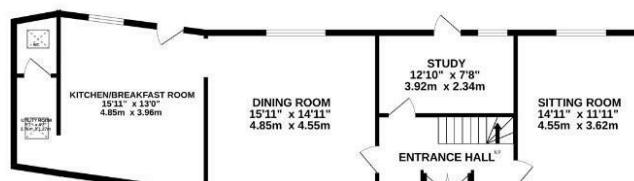


**70 High Street**  
Harpole, Northamptonshire

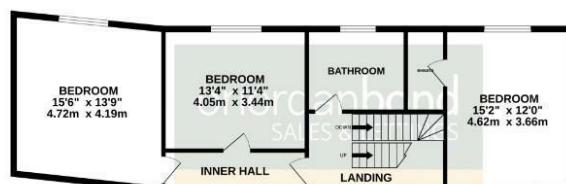
**oriordanbond**  
LETTINGS



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 2004 sq ft (186.8 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements or 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Microspex C2023

## 70 High Street

Harpole  
NN7 4BS

£2,500 PCM

A stunning Grade II Listed detached stone cottage with accommodation comprises entrance hall, sitting room, study/playroom, dining room opening into the refitted kitchen, utility room, cloakroom/WC, master bedroom with en-suite, two further double bedrooms and family bathroom, second floor guest bedroom with en-suite and fifth double bedroom. Outside is gated side access from the driveway leading to the good size private rear garden which has been landscaped. The bespoke garden room has bi-fold doors to the garden and is fully insulated with bar and living area and an adjoining storage room. The property also benefits excellent size plot with a double block paved driveway to the side providing ample off road parking.

### Tenancy Information

- Deposit: £2,884.00 (1 Week Holding Deposit - £576.92)
- Smokers: Not Allowed
- Pets: Not Allowed
- Unfurnished
- Length of Tenancy: 12 Months
- Available: April 2024

### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Weston Favell Lettings  
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