



**York Road**

Town Centre, Northampton

**oriordanbond**  
SALES & LETTINGS



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, 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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## York Road

Town Centre

NN1 5QG

GUIDE PRICE £220,000

O'Riordan Bond is delighted to offer for sale this Grade II Listed spacious two/three bedroom property, located on the edge of the town centre, backing onto St. Giles Church.

The accommodation comprises entrance hall, sitting room, dining room, kitchen, rear lobby, downstairs bathroom, spacious part converted cellar, two first floor double bedrooms both with en-suite shower rooms and a third double bedroom on the second floor with a full en-suite bathroom (subject to building regulations.) Outside is a small front garden with low-level brick wall and path to the door and a further courtyard garden to the rear backing onto the church grounds. Further benefits include gas radiator heating. The property is in need of cosmetic improvement hence the competitive asking price. (D/1242/S)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating:

### 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 Abington Sales

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