

**16 The Leys  
Yardley Hastings  
NORTHAMPTON  
NN7 1EY**

**Guide Price £300,000**



- **REFURBISHED**
- **END OF TERRACE**
- **NEW KITCHEN**
- **LARGE GARDENS**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **VILLAGE LOCATION**
- **NEW BATHROOM**
- **NO CHAIN**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A fully refurbished three bedroom end of terrace property situated in the sought after village of Yardley Hastings.

The accommodation comprises entrance hall, lounge, cloakroom, kitchen/dining room, three bedrooms and bathroom.

The house has been thoughtfully refurbished, featuring a brand-new kitchen and bathroom that cater to contemporary living standards. The utility room adds practicality, ensuring that daily chores are managed with ease. Additionally, a cloakroom enhances convenience for both residents and guests.

Parking is available for one vehicle, providing a secure space for your car. The village location offers a peaceful atmosphere, with local amenities and scenic countryside nearby, perfect for leisurely walks and community life.

This property is a fantastic opportunity for anyone looking to settle in a friendly village while enjoying the benefits of a modern home. Don't miss the chance to make this lovely house your new home.

## **Ground Floor**

### **Entrance Hall**

Tiled flooring, stairs leading to first floor landing, uPVC double glazed window to front, doors to:

### **Cloakroom**

New suite comprising low level w.c, hand wash basin with vanity cupboard below, heated towel rail, tiled flooring and splash areas.

### **Lounge**

16'11" x 10'2" (5.16 x 3.12)

Radiator, uPVC double glazed window to front and rear.

### **Kitchen/Dining**

17'8" x 13'10" max (5.39 x 4.22 max)

New fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in electric hob with extractor fan above, double oven, built in dishwasher, tiled flooring, radiators, two uPVC double glazed windows to side and rear, uPVC double glazed French doors out to rear garden, doors to:

### **Utility Room**

Tiled flooring, worktops, plumbing for washing machine, large under stairs storage cupboard, cupboard housing, boiler, uPVC double glazed window to front.

## **First Floor**

### **First Floor Landing**

Fitted storage cupboard, glazed banisters, access to loft, uPVC double glazed window to front, doors to:

### **Bedroom One**

14'2" x 9'0" (4.34 x 2.75)

Radiator, two uPVC double glazed windows to front.

**Bedroom Two**

14'0" x 7'7" (4.27 x 2.33)

Radiator, uPVC double glazed window to rear.

**Bedroom Three**

7'7" x 6'5" (2.33 x 1.98)

Radiator, uPVC double glazed window to rear.

**Bathroom**

New suite comprising bath unit with shower unit above, hand wash basin with vanity cupboard below, low level w.c, tiled splash areas, vinyl flooring, heated towel rail, uPVC double glazed window to side.

**Externally****Front Garden**

Large front garden main laid to lawn, pathway leading to front door.

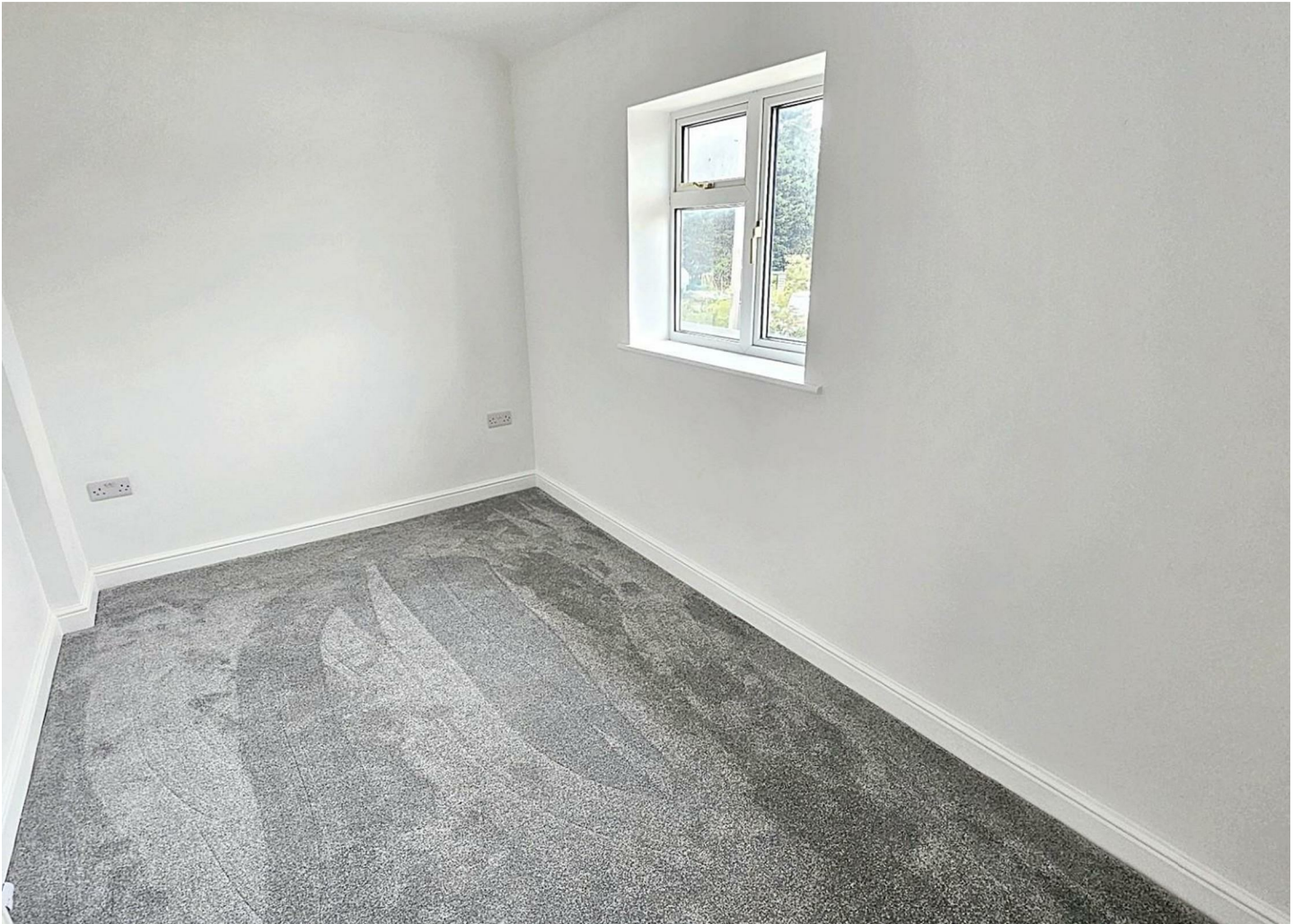
**Rear & Side gardens**

Large gravelled patio area leading to side garden which is laid to lawn, new fencing and gated access to tarmac driveway with off road parking.

**Agents Notes**

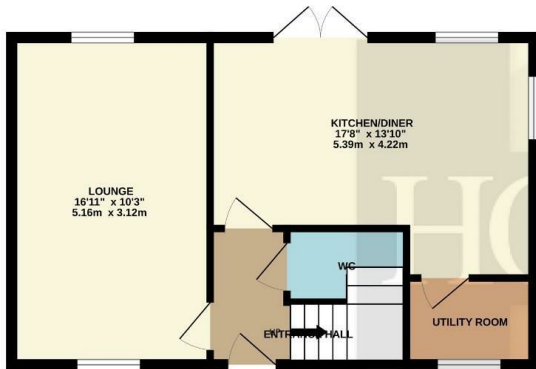
Local Authority: South Northamptonshire

Council Tax Band: B

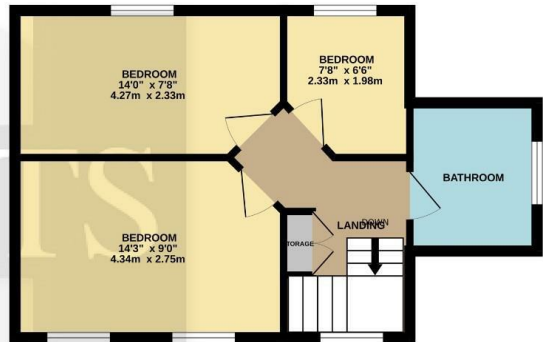




GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

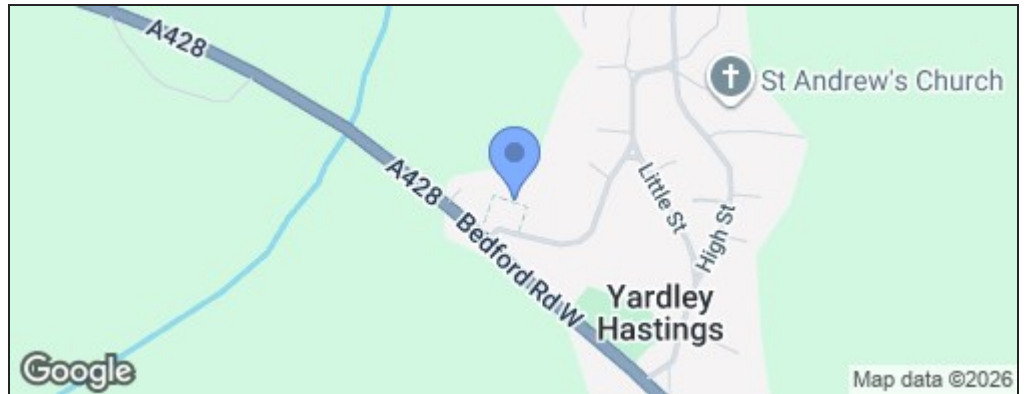


TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.