

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

£314,995



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

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

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Yardley Hastings, this delightful end-terrace house offers a perfect blend of modern comfort and traditional character. With three bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

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





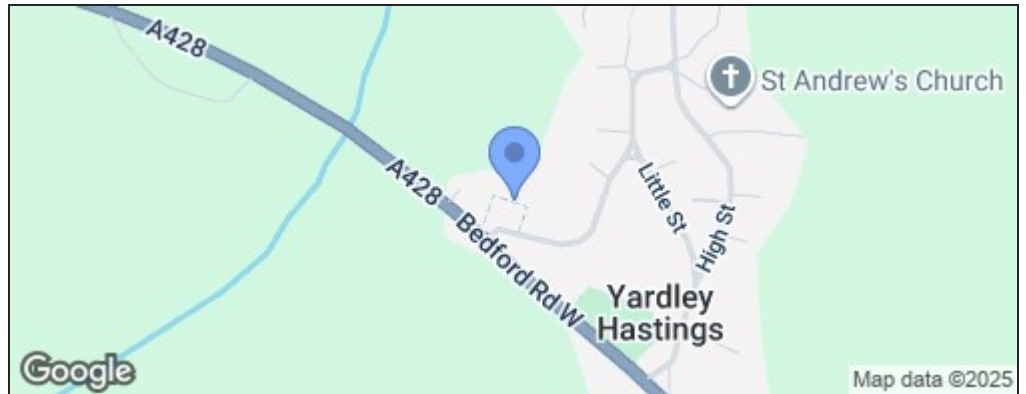


TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.