The Coach House High Street, Yelvertoft
NORTHAMPTON
NN6 6LF

£1,250 PCM

- TWO / THREE BEDROOM
- UNFURNISHED
- STUDY AND UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- OFF ROAD PARKING
- REFURBISHED COACH HOUSE
- AVAILABLE NOW
- NEWLY FITTED KITCHEN
- FIRST FLOOR BATHROOM
- ENERGY EFFICIENCY RATING D

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AVAILABLE NOW This converted coach house has been fully refurbished throughout and benefits from a modern fitted kitchen with built in appliances, modern fitted bathrooms, sealed unit double glazing and off-road parking. Located in a rural location Yelvertoft boasts a popular deli, public house, and good road communications, offering ease of access to the M1/M6/A14 commuter network. In brief, the accommodation comprises, lounge, study, downstairs shower room, kitchen/breakfast room and utility room to the ground floor. To the first floor are two double bedrooms, an office/bedroom three and a refitted bathroom. Water bill included. **UNFURNISHED** Sorry, No Pets.

Accommodation Comprises
Entry via hardwood door into:

Entrance Hall
With stairs rising to first floor landing. Understairs storage cupboard. Radiator. Door off to all rooms.

Lounge
15'0" x 14'8" (4.58m x 4.48m)
Two windows to front aspect. Fitted furniture to include display and book cases. Radiator. Wall mounted television.

Kitchen / Breakfast Room
15'11" x 14'11" (4.86m x 4.57m)
An 'L' shaped room. Fitted with a range of base and eye level units with work surface space incorporating a bowl and a half stainless steel sink unit with mixer tap over. Built in appliances to include. Double oven. Electric hob. Extractor fan. Fitted dishwasher. American style fridge/freezer. Radiator. Cupboard housing central heating boiler. Inset spotlights.

Utility Room
Base units with enamel sink unit and mixer tap over. Washer/dryer. Window to rear aspect. Partly glazed door to rear.

Study
11'7" x 6'1" (3.55m x 1.86m)
Window to rear. Radiator.

Shower Room
With suite to comprise; shower cubicle with mixer shower, low level w.c. with concealed cistern and vanity unit with wash hand basin. Tiling to splash areas. Velux window. Inset spotlights. Heated towel rail. Extractor fan.

Landing
With large walk in cupboard. Doors off to:

Bedroom One
16'0" x 15'6" (4.89m x 4.73m)
With window to front and rear aspects. Fitted cupboard. Inset spotlights. Further door to:

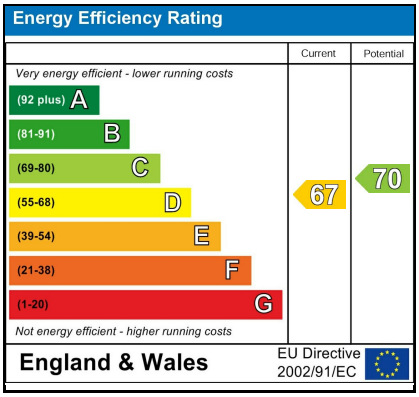
Bedroom Three / Office
1742'2" x 1522'4" (5.31m x 4.64m)
Windows to front, rear and side aspects. Radiator. Cupboard housing hot water cylinder.

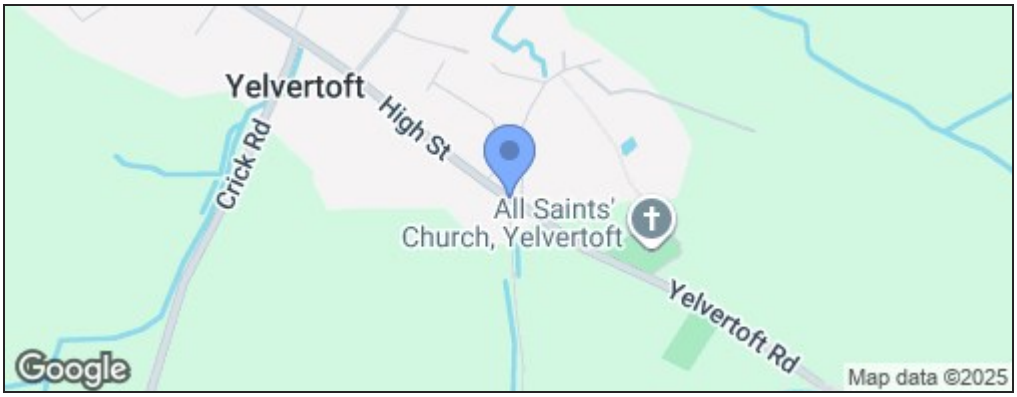
Bedroom Two
1013'9" x 1502'7" (3.09m x 4.58m)
Window to front. Radiator.

Bathroom
With refitted white suite to comprise; panel bath with mixer shower, vanity unit with wash hand basin and low level w.c. Frosted window to front elevation. Heated towel rail. Tiling to all splash areas.

Parking
To the front of the property there is off road parking for two vehicles accessed via electrically operated gates.

Agents Note
Deposit: £1442.30
Length Of Tenancy: 6 Months
Council Tax Band: D
Energy Efficiency Rating: D





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