

**The Coach House High Street,
Yelvertoft
NORTHAMPTON
NN6 6LF**

£1,300 Per Month



- **TWO / THREE BEDROOM**
- **UNFURNISHED**
- **STUDY AND UTILITY ROOM**
- **GROUND FLOOR SHOWER ROOM**
- **OFF ROAD PARKING**

- **REFURBISHED COACH HOUSE**
- **AVAILABLE EARLY NOVEMBER**
- **NEWLY FITTED KITCHEN**
- **FIRST FLOOR BATHROOM**
- **ENERGY EFFICIENCY RATING D**

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****AVAILABLE NOVEMBER**** This converted coach house which 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 bathroom. Water bill included. ****UNFURNISHED****

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

17'4" x 15'2" (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 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: £1500

Council Tax Band: D

Energy Efficiency Rating: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.