

41 York Road, Wellingborough, Northamptonshire, NN8 1DS

£185,000

NO UPWARD CHAIN! ON THE DOORSTEP OF WELLINGBOROUGH TOWN CENTRE! Hawksbys are pleased to offer for sale this spacious 2 bedroom Victorian terrace property which is presented in good condition throughout.

This property has been greatly improved by the current owners in recent years and benefits from: Stylish new kitchen, Spacious bathroom with modern white suite and utility area, UPVC Double Glazing, gas radiator central heating with modern combi boiler, spacious reception rooms. maintenance free landscaped garden with artificial grass, quality floor coverings and interior decor. The accommodation is as follows; Porch, entrance hall, lounge, dining area, kitchen, landing, 2 double bedrooms and bathroom.

CALL HAWKSIBYS TO BOOK YOUR VIEWING 01933 224444



Entrance Hall

Lounge
11'8" max into chimney recess x 10'11" not inc bay

Dining Room
12'6" x 11'9" max into chimney recess

Kitchen
11'4" x 9'0"

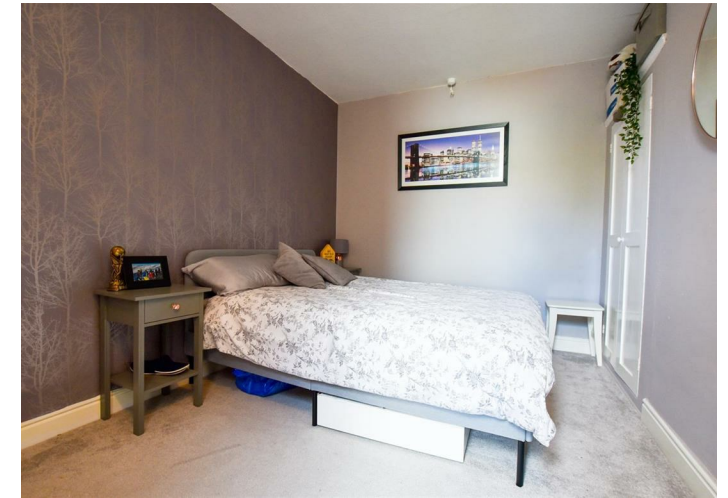
Landing

Bedroom1
15'1" max into chmney recess x 11'1"



Bedroom 2
12'6" x 9'5" max into chimney recess

Bathroom
11'4" x 9'0" max into chimney recess



Tenure: Freehold
Council Tax Band: A

Viewing strictly by appointment with Hawksbys on 01933 224444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.
Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

