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39 York Road, Wellingborough, NN8 1DS

£199,995





# 39 York Road

Wellingborough, NN8 1DS

- No Upward Chain
- Brand New Boiler
- 3 Double Bedrooms
- Ground Floor Shower Room

3 DOUBLE BEDROOMS & 2 SHOWER ROOMS ! Hawksbys are pleased to offer for sale this spacious 3 bedroom Victorian terrace property which is one of the larger types of Victorian terraced homes with a hallway leading direct to the kitchen and a good sized third bedroom. York Road is ideally located on the door step of Wellingborough town centre and only a short walk away from the railway station.

Further benefits from: Spacious open lounge/diner, modern kitchen, ground floor shower room, small utility area, UPVC Double Glazing, gas radiator central heating with brand new combination boiler with warranty, 3 double bedrooms and modern first floor shower room. The accommodation is as follows; Porch, entrance hall, bay fronted lounge, dining area, kitchen, shower room, utility, landing, 3 double bedrooms and shower room. To the rear is a bigger than the averaged sized garden you normally find for this style of town centre home and its low maintenance with gravel and paving. This really is a great family home and is being offered for sale with no upward chain.

CALL HAWKSBYS NOW TO BOOK YOUR VIEWING 01933 224444



## Entrance Hall

### Lounge

11'3" max into chimney recess x 11'8 not inc bay (3.43m max into chimney recess x 3.56m not inc bay)

### Dining Room

12'2" x 11'9" max into chimney recess (3.71m x 3.58m max into chimney recess)

### Kitchen

9'8 x 9'5 (2.95m x 2.87m)

**Ground Floor Shower Room** 4'10 x 4'6 (1.47m x 1.37m)

### Utility

4'6 x 4'2 (1.37m x 1.27m)

### Landing

### Bedroom1

16'1" max into chmney recess x 11'7" (4.90m max into chmney recess x 3.53m)





**Bedroom 2**  
12'1" x 9'5" max into chimney recess (3.68m x 2.87m  
max into chimney recess)

**Bedroom 3** 9'5 x 7'7 (2.87m x 2.31m)

**Shower Room** 6'3 x 6'3 (1.91m x 1.91m)

## Directions





## Floor Plans



## Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

