



**26 Headingley Road, Rushden  
Northamptonshire NN10 0HS  
£225,000 Freehold**

Offered for sale with no onward chain mid terrace family property, situated within an established residential area of Rushden. Boasting three bedrooms, two large reception rooms (knocked into one), galley kitchen and outbuildings. Externally, you will find a larger than average garden and off road parking to the fore for 2-3 vehicles. All local amenities and schools are just a short walk away and the location of this property provides fantastic road links also, onto the A6 bypass and the A6 and A45 from there. Viewing advised.

- No Onward Chain
- New Boiler Installed in 2021
- New Flat Roof To Outbuildings Fitted 2021
- New Bathroom Fitted 2021
- All Local Amenities Within Walking Distance
- Three Bedrooms
- Ground Floor WC & Utility Area
- Large Rear Garden
- Off Road Parking
- Energy Efficiency Rating - D68





### Location

Headingley Road can be found off Newton Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

A

### Energy Rating

Energy Efficiency Rating - D68

Certificate number - 7915-2199-3002-0099-3906

### N.B

Many fixtures and fittings can be included, subject to a suitable sale price being achieved / further negotiation.

### Accommodation

#### Ground Floor

##### Hall

**Lounge 11'8" x 12'5" (3.56m x 3.78m)**

**Dining Room 11'10" x 10'6" (3.61m x 3.21m)**

**Kitchen 11'10" x 7'9" (3.61m x 2.35m)**

Space and plumbing for appliances.

**Utility Area 4'0" x 8'7" (1.22m x 2.61m)**

##### WC

##### Workshop

#### First Floor

##### Landing

Access to a mostly boarded loft space. Insulated, with light connected.

Airing cupboard housing a 2021 installed gas fired boiler for central heating and hot water.

**Bedroom 1 12'0" x 11'1" (3.65m x 3.39m)**

**Bedroom 2 11'9" x 11'1" (3.59m x 3.39m)**

**Bedroom 3 8'10" x 7'4" (2.70m x 2.24m)**

Maximum measurement.

### Bathroom / WC

Re-fitted in 2021.

### Outside

#### Front

Off-road parking for 2-3 vehicles, to the fore of the property. Side gate through to rear, shared by 24 and 26 only.

#### Rear Garden

Fully enclosed. Side gated access.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mikeneville.co.uk/privacy](http://www.mikeneville.co.uk/privacy)

### Money Laundering Regulations 2017

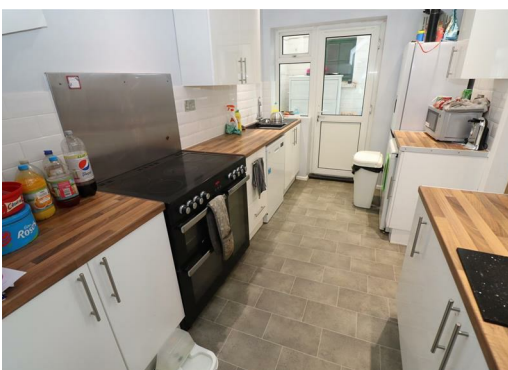
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

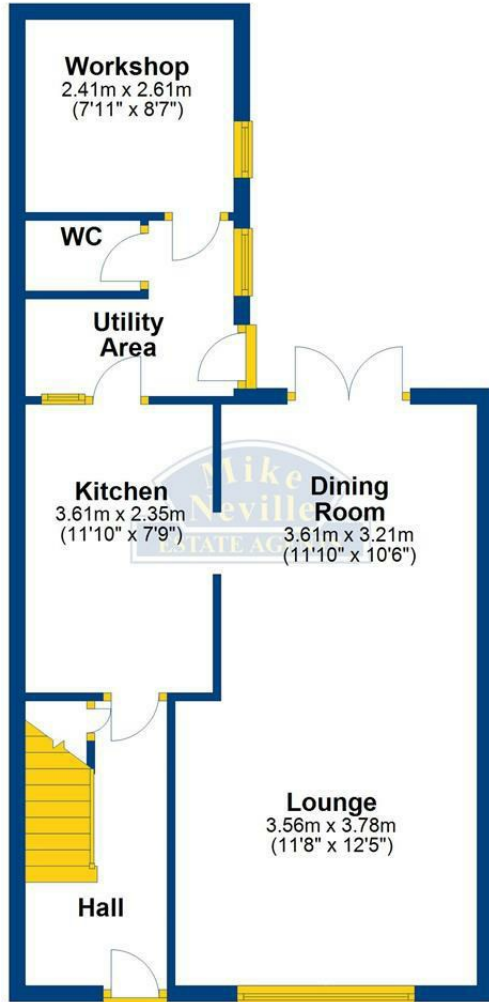






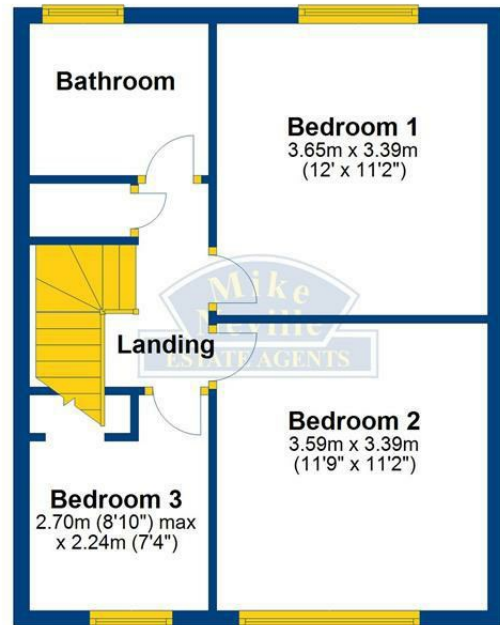
## Ground Floor

Approx. 53.7 sq. metres (577.9 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Total area: approx. 95.8 sq. metres (1031.3 sq. feet)