

## 48 Hay Leaze, Yate

- End of Terrace House
- Conservatory
- Gas Central Heating & Double Glazed
- 2 Bedrooms
- Modern Fitted Kitchen
- Gardens
- Lounge
- White Family Bathroom
- Parking

**HUNTERS®**  
HERE TO GET *you* THERE



### Entrance Hallway

Double glazed door, wood effect flooring, radiator, stairs to 1st floor with cupboard under, doors into

### Kitchen

8'1" x 5'9"

Double glazed window to the front, range of modern wall, drawer and base units with work surface over, sink with mixer tap over, part tiled walls, electric oven and hob with extractor hood over, wall cupboard housing gas boiler, spaces for under counter fridge and freezer and plumbing for washing machine.

### Lounge

13'6" x 12'

Double glazed patio doors, Tv point, two radiators.

### Conservatory

9'10" x 9'10"

Double glazed construction on a dwarf wall with polycarbonate roof, wood effect flooring, French doors opening to the rear.

### First Floor Landing

Access to loft space, doors into

### Bedroom One

12' x 8'1"

Double glazed window to the rear, radiator.

### Bedroom Two

8'6" x 7'6"

Double glazed window to the front, radiator, built in wardrobe, airing cupboard housing hot water tank and shelving.

### Bathroom

Double glazed box style window to the side, white suite comprising, panelled bath with shower over, vanity wash hand basin with drawers under, WC, heated towel rail, part tiled walls.

### Outside

The front garden is laid to lawn with plant and shrub borders, and pathway to front door, with a storage cupboard.

The enclosed rear garden is laid to lawn with patio area and gated access to the rear.

### Parking

There is an allocated parking space to the rear of the property outside the garden gate.

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"








## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH  
 Tel: 01454 313575 Email:  
[yate@hunters.com](mailto:yate@hunters.com) <https://www.hunters.com>