







## 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



### **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.

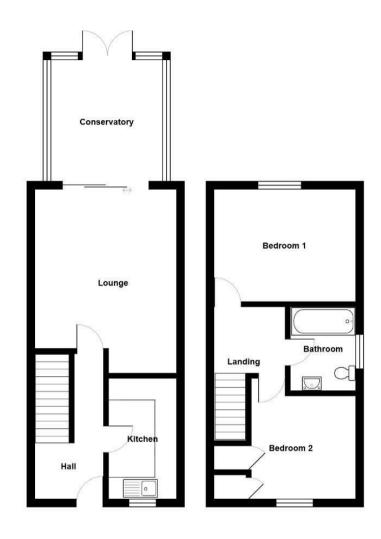
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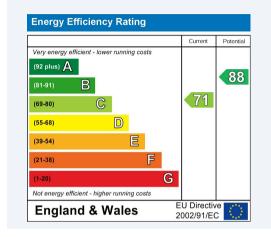
## Viewing

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



# 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.



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