



## 66 York Close, Yate, Bristol

- End of Terrace
  - Lounge
- Family Bathroom
- Double Glazed
- Gardens
- 3 Bedrooms
- Kitchen/Diner
- Gas Central Heating
- Garage & Parking

**£315,000**

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

Located in York Close in Yate, Bristol, this well-presented end of terrace house offers a delightful family home. The property offers entrance hall, spacious lounge, perfect for relaxation and entertaining guests. The fitted kitchen/diner is a highlight, providing a wonderful space for family meals and gatherings.

This home boasts three bedrooms, ideal for a growing family or those needing extra space for guests or a home office. The white family bathroom catering to all your daily needs.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Step outside to discover a good-sized private enclosed rear garden, a perfect sanctuary for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a garage and parking, providing convenience and peace of mind.

This charming end terrace house is not only a lovely place to live but also offers a fantastic opportunity for those seeking a family-friendly environment in a desirable location. With its combination of space, comfort, and practicality, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful home your own.



### Entrance

Composite double glazed door, storage cupboard, stairs to 1st floor, door into

### Lounge

15'4" x 14'

Double glazed window to the front, radiator, TV point, door into

### Kitchen/Diner

13'11" x 10'7"

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with work surface over, under lighting, stainless steel 1.5 sink unit with mixer tap over, built in double oven, electric hob with extractor hood over, integrated appliances to include fridge/freezer, tumble dryer and washing machine, space for table and chairs, wood effect flooring, radiator.

### First Floor Landing

Access to part boarded loft space with ladder and light, storage cupboard housing gas boiler and shelving, doors into

### Bedroom One

14'3" x 8'8"

Double glazed window to the rear, built in wardrobes, radiator.

### Bedroom Two

11'9" x 7'7"

Double glazed window to the front, radiator.

### Bedroom Three

8'1" x 6'2"

Double glazed window to the front, radiator.

### Bathroom

7'9" x 4'11"

Double glazed window to the rear, white suite comprising panelled bath with shower extension to mixer tap, vanity wash hand basin, WC, tiled walls, tiled effect flooring, heated towel rail.

### Outside

The front is laid to lawn with pathway leading to the front door.

The enclosed rear garden is mainly laid to lawn with gravel slate edging and block pavier patio areas.

### Garage

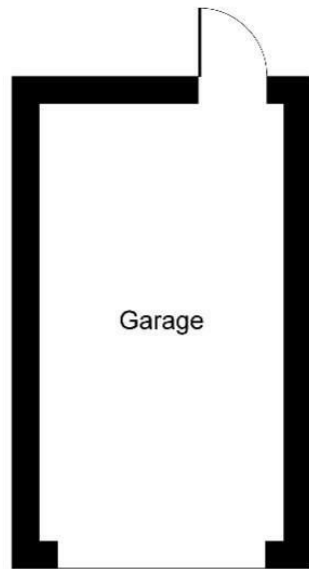
15'10" x 8'

There is a single garage with up and over door, light and power with courtesy door opening into the rear garden, with driveway to the front.

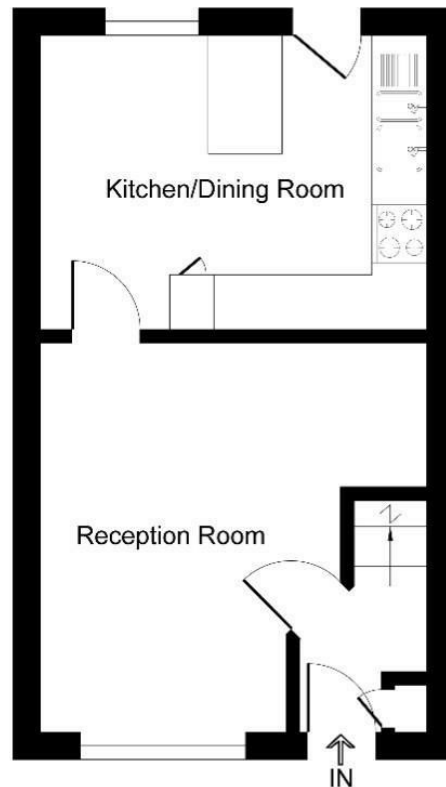
### Agents Note

"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"

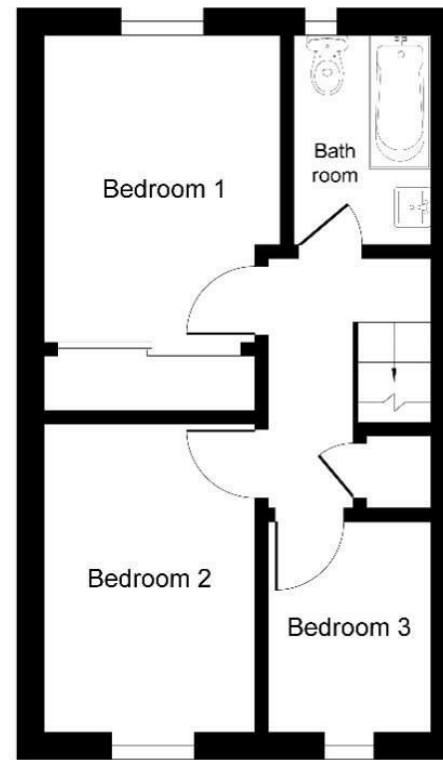
## York Close



Garage



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 69      | 80                      |
| (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.



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