

HUNTERS[®]

HERE TO GET *you* THERE



York Road

Staple Hill, Bristol, BS16 5NW

£260,000



Council Tax:



3 York Road

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£260,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace house which is conveniently located for the amenities of Staple Hill and for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The popular Page Park is also situated within easy walking distance and provides excellent outdoor recreational space for people of all ages.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

In our opinion this property would ideally suit a first time purchaser or those seeking an easier to manage environment.

The accommodation comprises to the ground floor a lounge with a wood burner, a kitchen and a bathroom. To the first floor there are two double bedrooms.

Externally to the rear of the property is a private paved rear garden, approximately 20ft in length.

Additional benefits include a modern boiler supplying gas central heating and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a half opaque, leaded and stained glazed uPVC door, leading into lounge.

LOUNGE

13'9" x 13'7" (4.19m x 4.14m)

uPVC double glazed window to front, high level cupboards housing gas and electricity meters and

consumer unit, wood burner, TV aerial point, stairs leading to first floor accommodation and door leading into kitchen.

KITCHEN

13'9" x 10'4" (4.19m x 3.15m)

uPVC double glazed window to rear, stainless steel one and half bowl sink unit with chrome mixer tap with professional hose, range of white wall and base units, roll edged work surface and wooden breakfast bar, space for a range style oven, plumbing for washing machine, plumbing for dishwasher, space for a tumble dryer, under stairs area providing space for a tall fridge freezer, modern boiler supplying gas central heating and domestic hot water, door leadin into outer lobby.

OUTER LOBBY

Half double glazed door leading into rear garden and door leading into bathroom.

BATHROOM

7'6" x 5'1" (2.29m x 1.55m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap with shower attachment, tiled walls, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Doors into both bedrooms.

BEDROOM ONE

14'0" x 13'4" (4.27m x 4.06m)

uPVC double glazed window to front, cast iron fireplace, radiator.

BEDROOM TWO

14'0" x 10'7" (4.27m x 3.23m)

uPVC double glazed window to rear, over stairs
storage cupboard, cast iron fireplace, radiator.

OUTSIDE

REAR GARDEN

Mainly laid to paved patio, approximately 20ft in
length, garden surrounded by wooden fence and
boundary wall.



Road Map



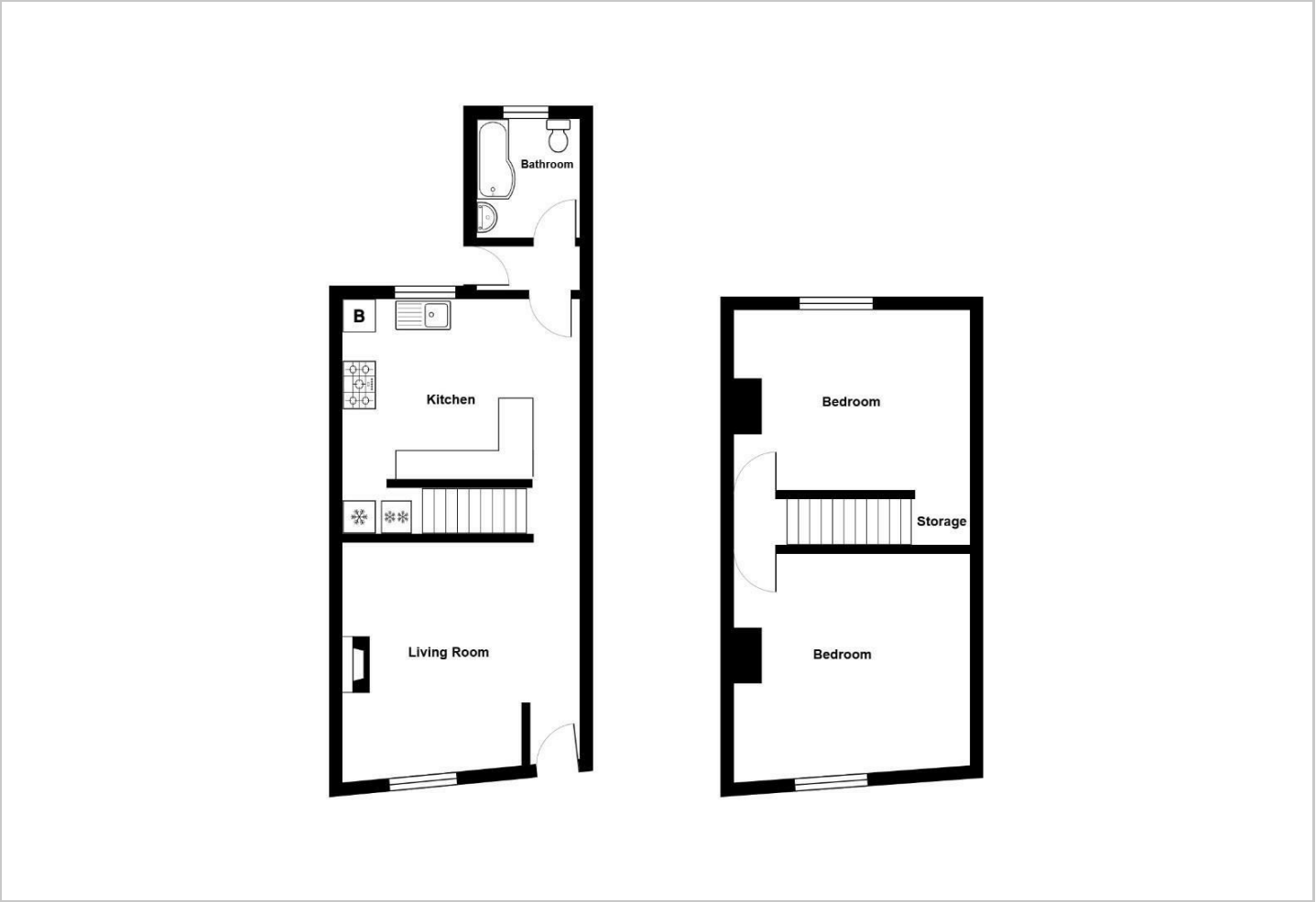
Hybrid Map



Terrain Map



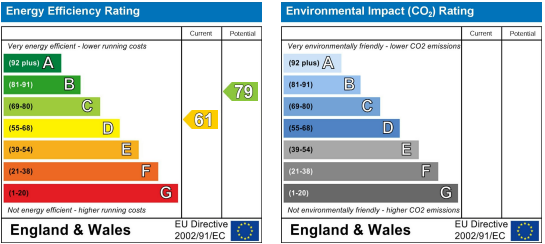
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.