

York House, 3 North End Road Yatton BS49 4AL

£475,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-Detached house



HOW BIG
1471.10 sq ft



BEDROOMS
3



RECEPTION ROOMS
3



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
B

Charming period property within the village of Yatton, ideally situated for access to the mainline railway station – York House is a charismatic, three-bedroom, semi-detached home, offering over 1400 sqft of living space and offers charm and elegance in abundance. In need of modernisation in part, this beautiful property is an ideal family home thanks to the multiple reception rooms, three well-proportioned bedrooms, and charming details such as exposed floorboards, picture rails, and decorative coving in many rooms. Upon entering, the porch leads into the spacious entrance hall with two reception rooms to either side at the front of the property. To the rear is the hub of this beautiful home, a fantastic living space, flooded with natural light and opens out onto the rear garden. A separate kitchen and utility complete the ground floor. Upstairs are three well-proportioned double bedrooms and a bathroom with an additional, separate WC.

Outside the rear garden is enclosed and enjoys a sunny South Westerly aspect, perfect for relaxing and entertaining during the summer. Enclosed by a mixture of natural stone wall and fence panels, laid mainly to lawn, bordered by a variety of mature shrubs and trees with a patio seating area for the garden furniture. A garden WC is also present along with secure gated access to the carport. The front has a pathway leading to the main entrance, flanked on one side by grass and mature shrubs and trees. To the other side is the driveway, laid to gravel providing off-street parking for numerous vehicles and leads to the carport, accessed from the road via a five-bar wooden gate.

York House is situated in Yatton's North End just a short walk from Yatton's mainline railway station connecting to both London and the West Country. Locally you have a range of amenities that include village shops, cafes and many more. The local primary school is only a short walk and also within the catchment of the highly regarded Backwell School.







Charismatic period home in the village of Yatton



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



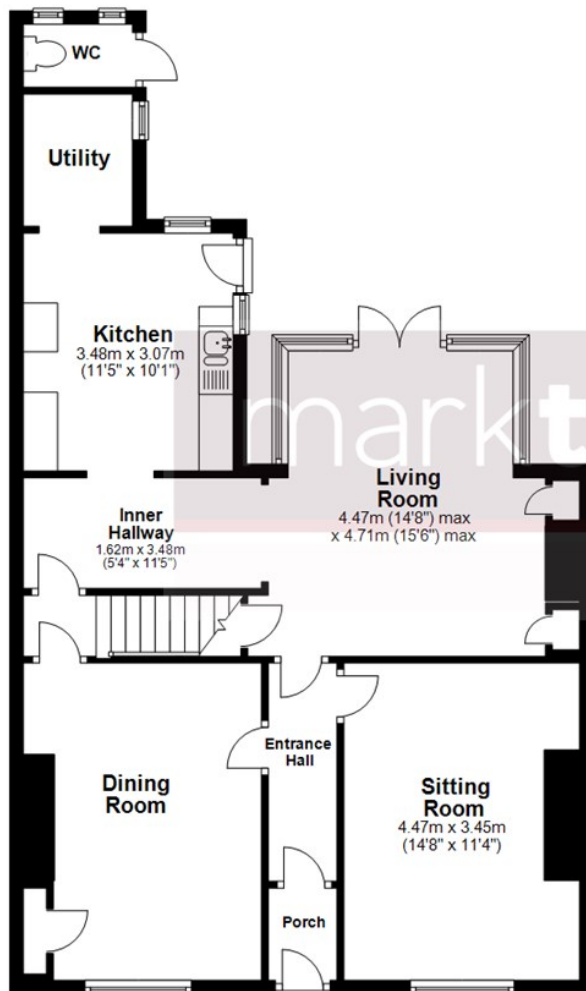
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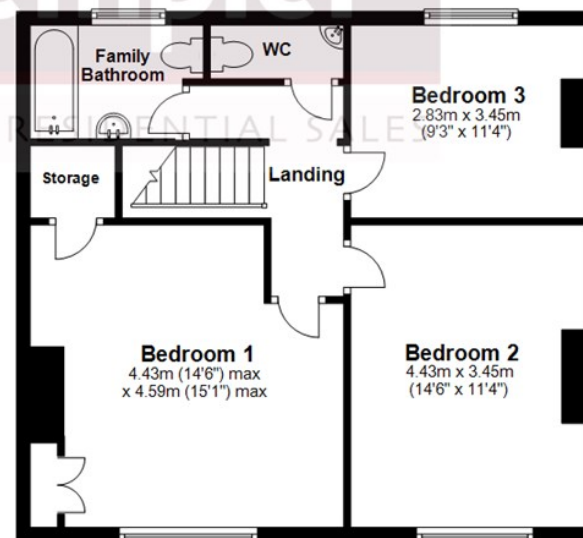
Ground Floor

Approx. 76.8 sq. metres (826.8 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.3 sq. feet)



Total area: approx. 136.7 sq. metres (1471.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.