



£335,000
York Close
Yate, BS37 5XB

PROPERTY SUMMARY

The ground floor features a bright and spacious lounge that provides a welcoming space for relaxing or entertaining. To the rear, the modern kitchen and dining room overlook the garden, offering a great setting for family meals or hosting friends.

Upstairs, there are three well-proportioned bedrooms along with a stylish family bathroom. A useful storage area on the landing helps keep the space neat and organised.

Outside, the property boasts a spacious and low maintenance rear garden, perfect for outdoor enjoyment without the upkeep. There is also a garage and parking for two cars, with excellent potential to convert the garage (subject to building regulations). The property previously had lapsed planning permission for a side extension, offering further scope to enhance the home if desired.

3



1



2

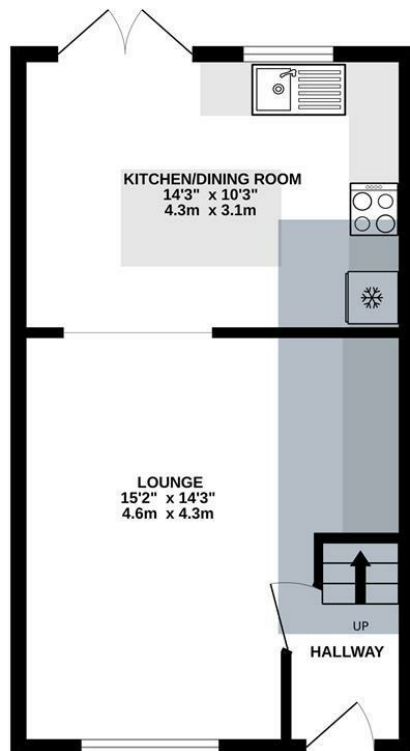




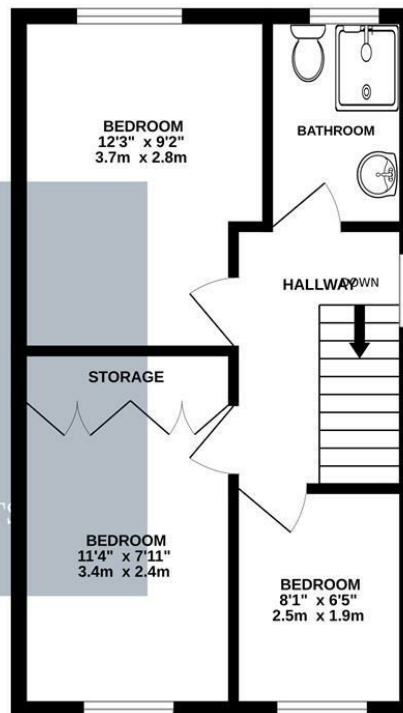




GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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