

for sale

**£240,000** Freehold



Priors Lea Yate Bristol BS37 4DE

\* OFFERED WITH NO ONWARD CHAIN \*  
THREE BEDROOM HOME \* LOCATED  
WITHIN CENTRAL YATE \*  
LOUNGE/DINER \* KITCHEN \*  
BATHROOM \* GARDENS \* GARAGE \*



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# Property Details

## Ground Floor

### Entrance Porch

Double glazed double doors with side obscured glazed panel to front elevation, tiled flooring, courtesy light and double glazed door and side panels to entrance hall.

### Entrance Hall

Double glazed doors leading from porch, stairs rising to first floor, understairs storage space, cupboard housing consumer unit, textured ceiling, wood effect laminate flooring, electric wall mounted heater and doors leading to kitchen and lounge/dining area.

### Lounge Area 13' 9" x 11' 2" ( 4.19m x 3.40m )

Double glazed window with leaded light panel and obscured bottom section to front elevation, TV point, textured and coved ceiling, dado rail, wooden floorboards and archway to dining area.

### Kitchen 9' 8" x 8' 6" ( 2.95m x 2.59m )

Double glazed window and door to rear elevation. Fitted kitchen comprising wall and base units with work surfaces over incorporating a sink/drainage with tiled splashbacks, electric oven and hob with extractor fan over, under-counter space for fridge/freezer, space and plumbing for washing machine, textured ceiling, wood effect flooring, wall mounted electric heater and door leading to hallway.

### Dining Area 11' 7" x 8' 3" ( 3.53m x 2.51m )

Double glazed window and french door with side panel to rear elevation. Archway from lounge area, door through to kitchen, serving hatch, dado rail, wooden floorboards, textured ceiling, and wall mounted heater.

## First Floor

### Landing

Stairs rising from ground floor, textured ceiling with loft access, wooden floorboards and doors leading to all bedrooms and bathroom.

### Bedroom One 15' 2" max x 9' 11" ( 4.62m max x 3.02m )

Double glazed window with leaded light panel to front elevation, fitted wardrobes, airing cupboard housing hot water tank and slatted shelving, textured ceiling and wooden floorboards.

### Bedroom Two 10' 4" x 9' 11" ( 3.15m x 3.02m )

Double glazed window to rear elevation, smooth ceiling and wooden floorboards.

### Bedroom Three 8' 10" x 6' 11" ( 2.69m x 2.11m )

Double glazed window to front elevation with leaded light panel, TV point, smooth ceiling and wooden floorboards.

### Bathroom

Double glazed window with obscured glazed panel to rear elevation,. Bathroom suite comprising panelled bath with shower over, low level WC, wash hand basin, partially tiled walls, wood effect laminate flooring and wall mounted electric heater.

## Outside Space

### Front Garden

Mainly laid to decorative stone chippings and pathway leading to front door, well stocked, mature flower and shrub borders, hedging and gated access.

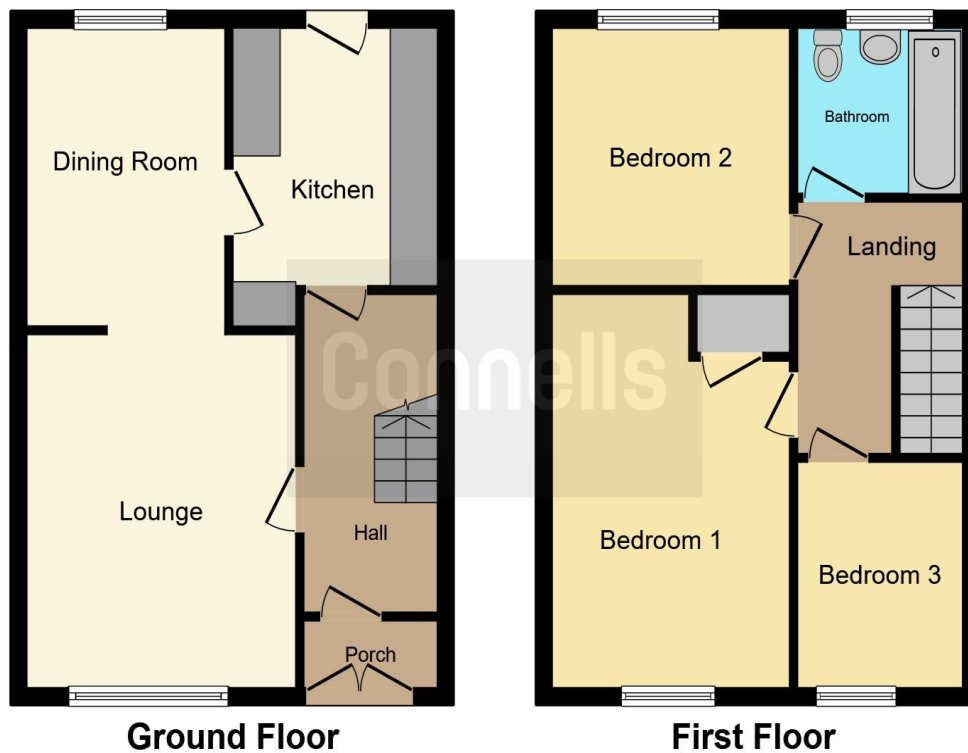
### Rear Garden

Enclosed by way of boundary fencing and wall, mainly laid to patio with areas laid to artificial lawn, shed and gated access leading to rear lane and garage.

### Garage

Situated within a block (the first left as you look at it).





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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: YAT307809 - 0004

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