



**Priors Lea, Yate Bristol BS37 4DF**

  
**allen & harris**

**welcome to**

## **Priors Lea, Yate Bristol**

\*\*\*WESTERLY FACING GARDEN\*\*\*CUL-DE-SAC\*\*\* A three bedroom mid-terraced family home located in the popular town of Yate. Accommodation comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Three bedrooms & Family Bathroom. The property further benefits with an Enclosed Rear Garden.

### **Entrance Hall**

Double glazed door to front, radiator, stairs to first floor

### **Lounge**

13' 11" x 11' 2" ( 4.24m x 3.40m )

Full height aluminum double glazed window to front, coved ceiling, ceiling rose, archway, wood effect laminate flooring

### **Dining Room**

Patio doors to conservatory

### **Kitchen**

11' 9" x 8' 4" max ( 3.58m x 2.54m max )

Double glazed window to rear, a fitted kitchen with both wall and floor units with work surfaces over, 1 1/2 bowl stainless steel sink & drainer, tiled splashbacks, double oven & electric hob with extractor fan over, pantry cupboard, tiled flooring

### **Landing**

Loft access, insulated, part boarded

### **Bedroom One**

15' to front of wardrobe x 10' 1" ( 4.57m to front of wardrobe x 3.07m )

Aluminum double glazed window to front, airing cupboard housing combi boiler, fitted wardrobes, spotlights, radiator

### **Bedroom Two**

10' 8" x 9' 6" ( 3.25m x 2.90m )

Double glazed window to rear, radiator, wood effect laminate flooring

### **Bedroom Three**

8' 3" x 6' 10" ( 2.51m x 2.08m )

Aluminium double glazed window to front, radiator

### **Rear Garden**

Laid to patio, fully enclosed by boundary fence, raised flower bed to rear, westerly facing

### **Garage**

8' 3" x 6' 10" ( 2.51m x 2.08m )

Up'n'over door to front





***view this property online*** [allenandharris.co.uk/Property/CPS105140](http://allenandharris.co.uk/Property/CPS105140)



welcome to

## Priors Lea, Yate Bristol

- THREE BEDROOM MID-TERRACED
- LOUNGE & DINING ROOM
- KITCHEN & CONSERVATORY
- FULLY ENCLOSED REAR GARDEN
- WESTERLY FACING

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£270,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [allenandharris.co.uk/Property/CPS105140](http://allenandharris.co.uk/Property/CPS105140)



Property Ref:  
CPS105140 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01454 318387**



[ChippingSodbury@allenandharris.co.uk](mailto:ChippingSodbury@allenandharris.co.uk)



7 High Street, Chipping Sodbury, BRISTOL,  
Avon, BS37 6BA



**[allenandharris.co.uk](http://allenandharris.co.uk)**