



North Road, Yate Bristol BS37 7LG

welcome to

North Road, Yate Bristol

**** NO CHAIN **** This Four bedroom detached property comes with a double garage, enclosed generous rear garden, four bedrooms master with en-suite, three reception rooms, downstairs cloakroom, utility room. parking for multiple vehicles.

Entrance Hall

Double glazed front door , radiator.

Study/Office

13' 11" x 7' 8" (4.24m x 2.34m)

Double glazed window to front, radiator.

Cloakroom

Double glazed window to side, W/C, wash hand basin, Radiator.

Utility Room

Double glazed window to side, wall units, space for washing machine & tumble dryer, radiator.

Kitchen/Breakfast Room

14' 1" x 10' 4" (4.29m x 3.15m)

Double glazed window to rear, double glazed door to rear, base and wall units with worktops over, stainless steel sink and drainer, eye level electric oven , electric hob, built in microwave, space for dishwasher, space for undercounter fridge, vinyl flooring, radiator.

Dining Room

12' 10" x 9' 8" (3.91m x 2.95m)

Double glazed patio doors to rear with windows, Radiator.

Lounge

21' 1" x 11' 7" into recess (6.43m x 3.53m into recess)

Double glazed french doors to rear, double glazed window to front, feature stone fireplace with hearth, 2 x radiators.

Landing

Double glazed window to front, airing cupboard housing combi boiler serviced (Jan 2025).

Bedroom One

10' 9" x 12' 5" (3.28m x 3.78m)

Double glazed window to rear , walk in wardrobe, radiator. door leading to en-suite.

En-Suite

Double glazed window to front, shower cubicle. wash hand basin vanity unit, W/C, heated towel rail,

Bedroom Two

8' 8" x 11' 7" (2.64m x 3.53m)

Double glazed window to front, built in wardrobes, radiator.

Bedroom Three

8' x 12' (2.44m x 3.66m)

Double glazed window to rear, built in wardrobes, radiator.

Main Bathroom

Double glazed window to front, Bath with shower over, W/C, wash hand basin, radiator.

Bedroom Four

9' x 9' (2.74m x 2.74m)

Double glazed window to rear, Radiator.

Double Garage

One up and over garage door to side, electric and power.

Rear Garden

Patio area, path leading to grass, shrubs. side access to front.





view this property online allenandharris.co.uk/Property/CPS104653



welcome to

North Road, Yate Bristol

- LARGE DETACHED FAMILY HOME.
- STUDY/OFFICE SPACE.
- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£625,000



Ground Floor



First Floor

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

view this property online allenandharris.co.uk/Property/CPS104653



Property Ref:
CPS104653 - 0008

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



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



allenandharris.co.uk