

Hatherley, Yate, BS37 4LT  
£365,000



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Council Tax Band: D

This extended end-terrace house offers a perfect blend of space and comfort, making it an ideal family home. Spanning an impressive 1,711 square feet, the property boasts five well-proportioned bedrooms, providing ample room for family living or accommodating guests.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant playroom for the children. The layout of the home is designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

The property features two bathrooms, ensuring convenience for busy mornings and family routines. The well-maintained interiors reflect a sense of care and attention, allowing you to move in with ease and make it your own.

Built in 1967, this home combines classic charm with modern living. The exterior is complemented by a parking space and a garage, a valuable asset in today's busy world. The location in Yate offers a peaceful residential setting while remaining close to local amenities, schools, and transport links, making it a practical choice for families and professionals alike.

In summary, this end-terrace house in Hatherley, Yate, presents a wonderful opportunity for those seeking a spacious and versatile family home in a desirable location. With its generous living space, ample bedrooms, and convenient parking, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home. This property is subject to a rent charge of £12.50 per year.

Lounge

24'9" x 14'6" (7.56 x 4.43)  
Large open plan space. uPVC double glazed windows. TV points. Two radiators.

Hall

uPVC double glazed front door. Tile floor. Under stairs storage. Radiator

Cloak Room

Low level WC. Basin on vanity unit. Tile floor. Frosted uPVC double glazed windows.

Kitchen/Diner

31'0" x 9'6" (9.47 x 2.90)  
Covering the whole of the rear of the property this amazing sized room has the kitchen, diner and breakfast bar areas combined. There are wall and floor mounted storage units. Lots of work surface space. A large Rangemaster seven gas burner range cooker which also has two electric ovens and a grill. A Rangemaster cooker hood. A stainless steel sink and drainer. Tile floors. Tile splash backs. Space for a dish washer, space for a washing machine and space for a large American style fridge/freezer. Radiators.

Bedroom 1

11'2" x 9'9" (3.41 x 2.98)  
To the front of the property. uPVC double glazed windows. Radiator. Fitted mirror fronted wardrobes.

Ensuite

Shower cubicle. Tile walls. Low level WC. Basin on Pedestal. Ladder style radiator. Extractor fan. Frosted uPVC double glazed windows.Tile floor.

Bedroom 2

12'0" x 11'0" (3.66 x 3.36)  
To the front of the property. uPVC double glazed windows. Radiator.

Bedroom 3

8'7" x 12'1" (2.63 x 3.69)  
To the rear of the property. uPVC double glazed windows. Radiator.

Bedroom 4

8'8" x 9'10"o22'11" (2.66 x 3.07)  
To the rear of the property. uPVC double glazed windows. Radiator.

Bedroom 5

7'4" x 7'6" max (2.26 x 2.29 max)  
To the front of the property. Upvc double glazed windows. Radiator.

Bathroom

7'4" x 5'5" (2.26 x 1.67)  
Panel bath with shower over. Low level WC. Basin on pedestal. Tile walls and floor. Ladder style radiator. Extraction fan. Frosted uPVC double glazed windows.

Rear Garden

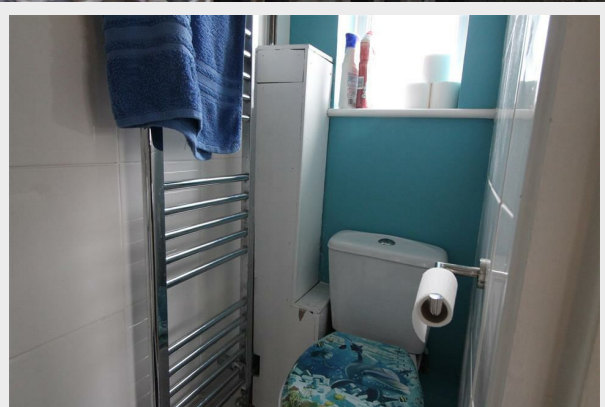
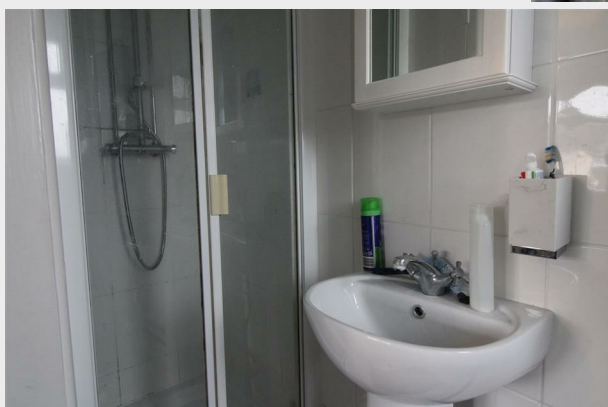
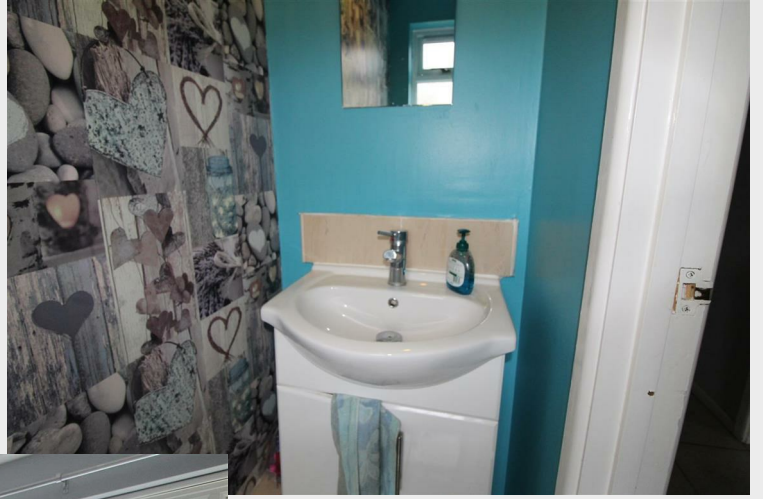
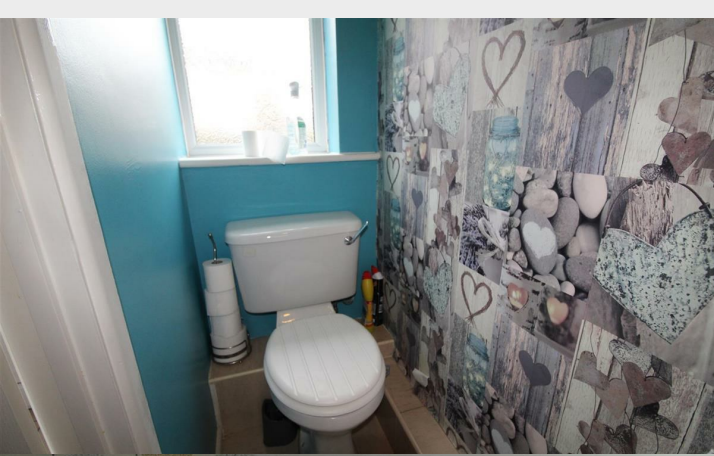
Mostly laid to patio.

Garage

Metal up and over door. Power supply.

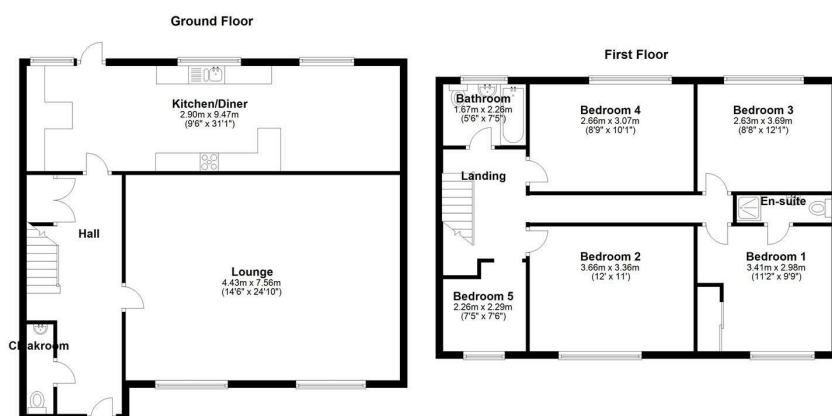












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	84
England & Wales		EU Directive 2002/91/EC