

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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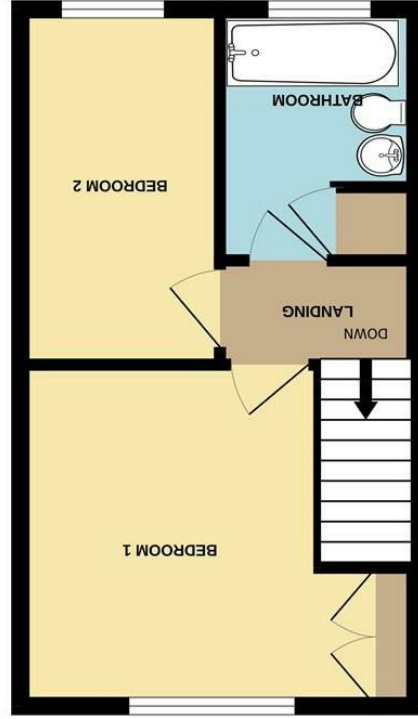
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Get in touch to arrange a viewing!

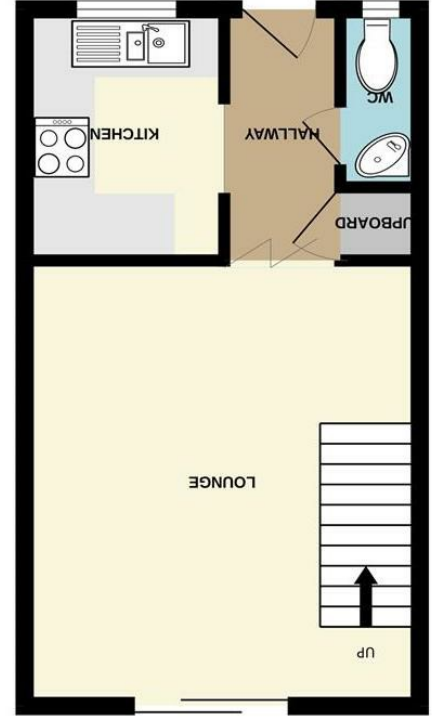
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1ST FLOOR



GROUND FLOOR



42 Whitley Close, Yate, Bristol, BS37 5XX

£1,100 PCM



Council Tax Band: B | Property Tenure:

Welcome to this two bedroom end terrace house situated in a peaceful cul-de-sac, located in the popular area of Whitley Close, Yate. The property is within walking distance to bus stops, local shops and schools!! The property comprises; Downstairs; a cloakroom, kitchen with electric oven and electric hob a large lounge/diner, with patio doors to the garden, upstairs you will find a double bedroom with cupboard, a single bedroom and bathroom with a shower over the bath. Externally there is two tandem off street parking spaces and a good size rear garden with a patio area!! Other benefits include: double glazing and gas central heating. Not suitable for Students, Sharers or Smokers but the landlord will consider a cat. Offered unfurnished and available 9th September 2024!!
 ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Hallway

7'9" x 2'11" (2.38 x 0.89)

Cloakroom

5'1" x 2'11" (1.55 x 0.89)

With WC and wash hand basin

Kitchen

7'11" x 5'11" (2.43 x 1.82)

Including Electric Oven and Hob

Lounge / Diner

15'0" x 12'0" (4.58 x 3.66)

Bedroom One

11'6" x 8'10" (3.53 x 2.70)

Bedroom Two

11'5" x 6'2" (3.50 x 1.89)

Bathroom

8'5" x 5'6" (2.57 x 1.68)

Garden

Tandem Parking Spaces



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	89
(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	

