



Connells

Westerleigh Road
Yate Bristol

Westerleigh Road
Yate Bristol BS37 4BN

for sale offers in the region of
£295,000



Property Description

Step into this inviting and versatile two-bedroom semi-detached home, completely empty and ready for you to bring your vision to life! Enter through a welcoming hallway that opens into a spacious lounge, filled with natural light from a large window and centred around a charming stone fireplace. The staircase to the first floor is neatly positioned here, adding character to the space.

Flowing through the lounge, you'll find a cosy dining area complete with a built-in bookshelf and storage cabinet - perfect for entertaining or quiet dinners. From here, access both the sleek modern kitchen and practical utility room offering excellent storage. The utility leads to the family bathroom, featuring both a separate bath and shower, ample cabinet space, wash basin, WC, and a large double-glazed window. The stylish kitchen boasts wooden countertops, white cabinetry and a built-in induction hob and oven, with direct access to the garden. Outside, enjoy a generous lawn with a tiled patio, fully enclosed by wooden fencing and a side gate.

Upstairs are two adaptable bedrooms, including a main bedroom with three built-in closets and a bright garden view. A fantastic blank canvas suited to any lifestyle-your dream home starts here!

Hall

Used to access Lounge

Lounge

14' 7" x 12' 2" (4.45m x 3.71m)
Double Glazed Window, Radiator, Stone Fireplace, Wooden White Stairway to First Floor.

Dining Area

14' 7" x 10' 4" (4.45m x 3.15m)
Radiator, Built in Bookshelf with Storage Unit, Recessed Shelf

Utility Room

7' 4" x 3' 11" (2.24m x 1.19m)
Shelf,

Bathroom

9' 10" x 7' 3" (3.00m x 2.21m)
Double Glazed Window, Radiator, Bathtub, Pedestal Toilet, Wash Hand Basin, Storage Cabinets, Shower.

Kitchen

10' 2" x 6' 8" (3.10m x 2.03m)
Double Glazed Windows, Double Glazed Door to Garden, Built in Induction Hob and Oven, White Storage Cabinets

Garden

Front tiled patio, Grass Lawn, Wooden Fencing, Side Fence at Front of Property.

Landing

Double Glazed Window, Access to both Bedrooms.

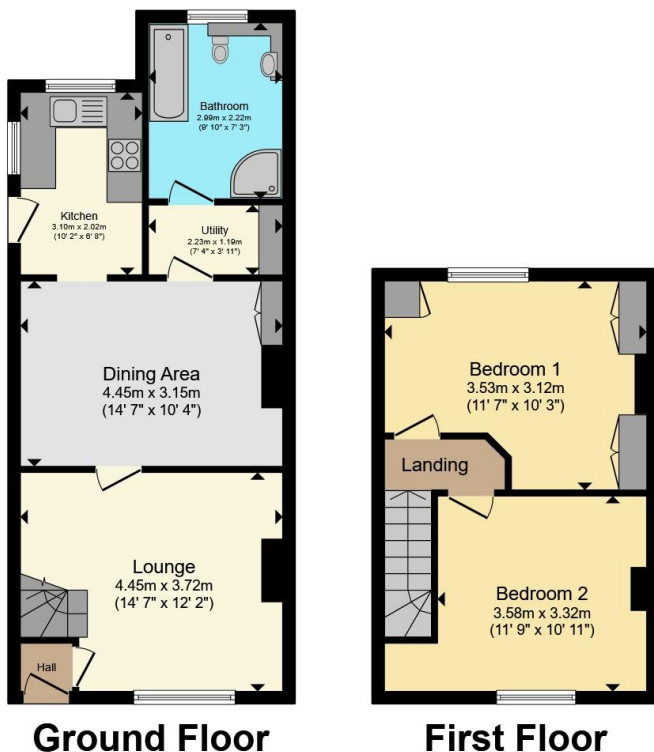
Bedroom 1

11' 7" x 10' 3" (3.53m x 3.12m)
Double Glazed Window, Radiator, 3 Built in Wardrobe/Storage Units

Bedroom 2

11' 9" x 10' 11" (3.58m x 3.33m)
Double Glazed Window, Radiator





Total floor area 79.0 m² (850 sq.ft.) approx

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.propertybox.io

Connells



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72-74 Station Road Yate
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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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