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YORK CLOSE, YATE, BRISTOL

£264,500 Freehold

Offered with NO ONWARD CHAIN and vacant possession situated in the ever popular location of York Close in a quiet cul-de-sac position this two bedroom home is a welcome addition to the property market.

SSTC

- No Onward Chain and Vacant Possession
- Low maintenance rear garden
- Central Yate location
- Terraced property
- North Yate Position
- Great for Investors and First Time Buyers
- Well Presented Property

In a set back position situated in a popular location in North Yate this nestled, two bedroom terraced home is offered with no onward chain and is readily available to purchase.

Within close proximity to Yate Shopping Centre, local transport links and amenities it is in a greatly sought after setting and could be a perfect first home or investment property.

The property comprises of a spacious, open lounge, modern kitchen dinner, two sizeable bedrooms and a modern and heavily updated family bathroom.

outside consists of a sunny enclosed garden, with patio paving, decking seating area, low maintenance artificial grass and a handy back access gate.

Further benefits include a single garage, convenient off street parking, double glazing and gas central heating.

A viewing is strongly advised, call our office today to arrange your exclusive viewing.

Council Tax Band: Band B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Living room

An open living space with views to the front of the property, hard and easy to maintain laminated flooring, stairs rising to the upper level and entry into the kitchen/diner.

Kitchen/diner

A modern and updated kitchen with high gloss units, induction hob integrated on the worktop, room for appliances, ample space for storage and room for seated dining.

Bedroom 1

A substantial double bedroom with integral wardrobe space and views over the enclosed rear garden.

Bathroom

A sleek and stylish bathroom with a three piece suite including an over bath shower with moveable glass screen, under sink vanity storage and two display alcove units fitted into the wall.

Bedroom 2

A sizeable double bedroom with views over looking the front of the property.

Garage

A single garage with up and over door and parking to the front



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GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	72	
(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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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