

## HAY LEAZE, YATE, BRISTOL

**£1,325 PCM**

AVAILABLE APRIL 2026 !

A well presented two bedroom terraced house in Yate with allocated parking.

Call Farrington & Grove on 01454 326846 for more information or to arrange a viewing.

- Gas Central Heating
- Council Tax BAND B
- Enclosed Rear Garden
- EPC Rating C
- Initial 6 Month Tenancy to Long Term Let
- UPVC Double Glazing
- Modern Fitted Bathroom
- Modern Fitted Kitchen
- Looking for professional

AVAILABLE APRIL 2026!

Farrington & Grove are pleased to welcome this well presented two bedroom terraced house in Hayleaze, Yate

The ground floor offers a modern fitted kitchen, separate lounge leading out onto a landscaped garden with storage shed.

The first floor offers two double bedrooms and a modern shower room.

Further benefits: gas central heating, UPVC double glazing and two allocated parking spaces

Close to local amenities, bus stops and Yate train station.

EPC Rating: C

Council Tax: BAND B

Permitted Payments:

1. A "Holding Deposit" of £305.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application form.
2. A "Deposit" of £1525.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farrington & Grove on signing of the tenancy.
3. Pets are not permitted
4. A Payment of £50.00 will be due if you want to change the tenancy agreement
5. Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's interest base rate
6. Payment of £5.00 per key for the reasonably incurred costs for the loss of keys.
7. Costs for Security Keys & devices are subject to the manufacturer so we are unable to give exact costs until requested.
8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

Tenant Protection

Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: B

Deposit: £1,525

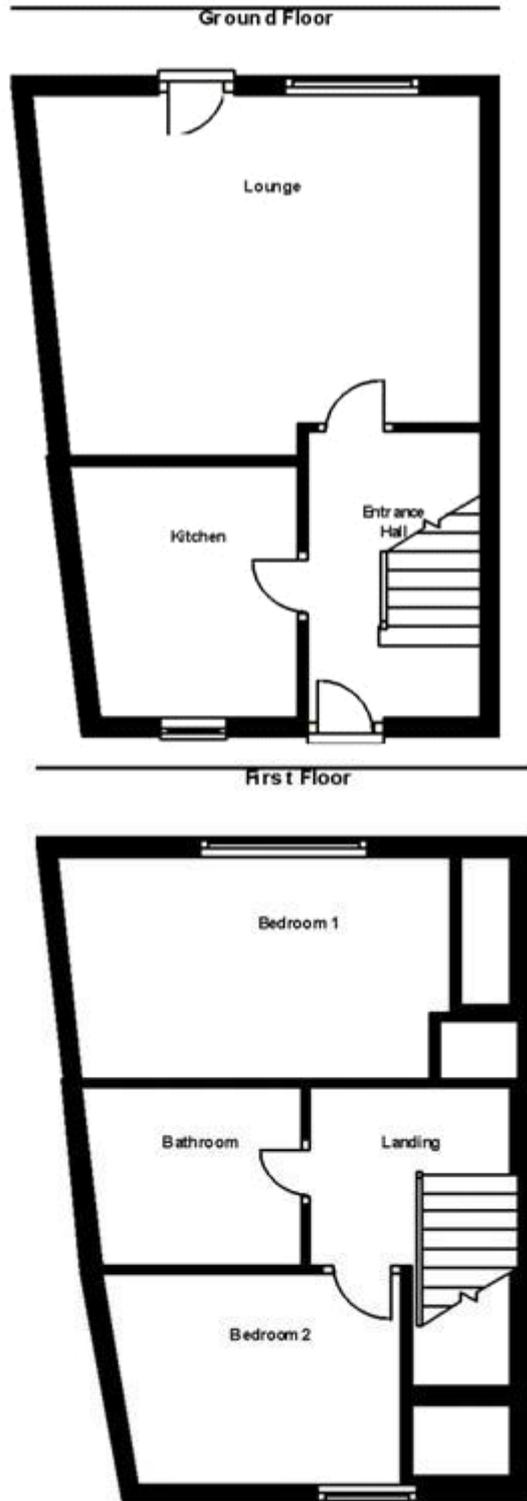
Holding Deposit: £305

Parking options: Off Street

Garden details: Private Garden



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**£1,325 PCM**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.