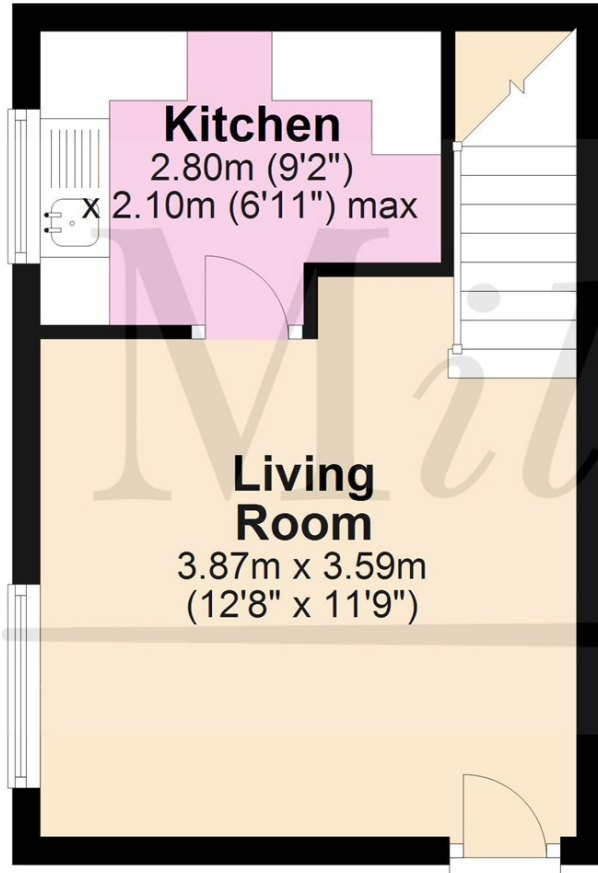




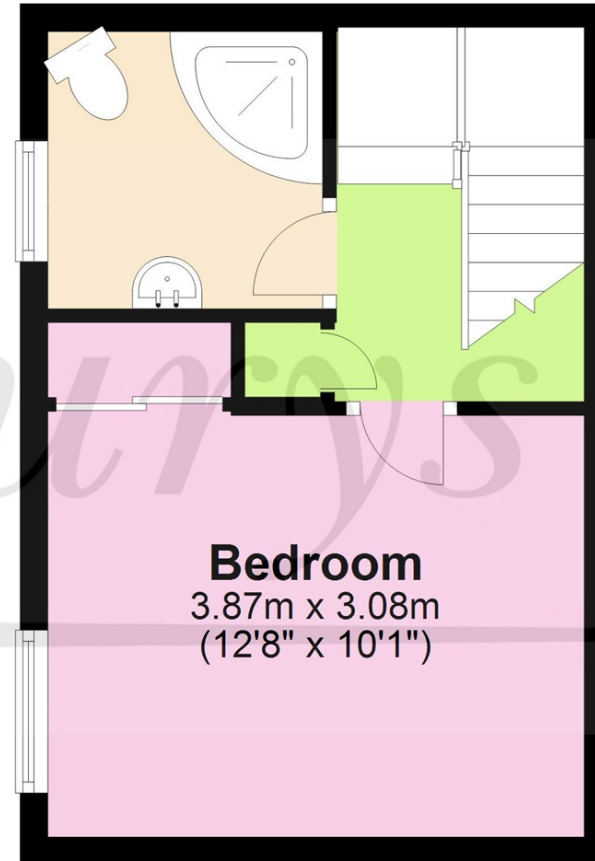
Ground Floor

Approx. 22.5 sq. metres (242.0 sq. feet)



First Floor

Approx. 22.5 sq. metres (241.9 sq. feet)



Total area: approx. 45.0 sq. metres (483.9 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.

Plan produced using PlanUp.

19 York Close, Yate, South Gloucestershire BS37 5XA

Rare to the market this lovely one bedroom home makes for an ideal first home or investment. Inside the property you will find a well maintained home which offers a good size lounge with wood flooring and neutral decor. From here there is a separate kitchen with white units and contrasting tops. Stairs then lead up to the first floor where you will find a good size double bedroom with fitted wardrobes and a refitted white bathroom. This superb starter home is situated at the end of a popular North Yate cul-de-sac and is one of just two 'one bed' houses that are located side by side. To the front there is off street parking for one car whilst to the side there is a path that leads to its own private enclosed garden. There is also a lovely outlook over the green opposite and a short stroll takes you across the green to the local shop, take away, public house, dentist, doctor and children's play area. The garden is easy to maintain and has a small lawn and flower bed surrounds plus is fully enclosed, secure and private.

Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to the nearby market town of Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

Property Highlights, Accommodation & Services

- Popular North Yate Location
- 1 Bedroom House
- Refitted Bathroom
- Private Enclosed Garden (South Facing)
- White Kitchen
- Spacious Double Bedroom
- Driveway Parking
- Gas Central Heating
- Walking Distance to Town Centre and Train Station
- Short Walking Distance to Local Shop, Public House and Open Green Area.
- Council Tax Band - A - South Gloucestershire Council

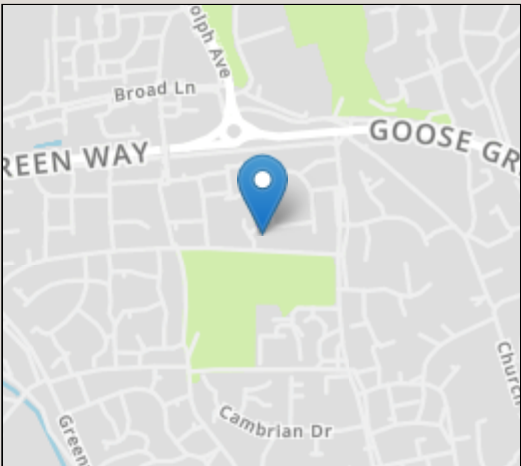
Directions

From Goose Green Way turn into Wellington Road and York Close will be the first turning on the right. Once into the road, turn left, then right and continue to the end of the cul-de sac where number 19 will found on the left.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band A

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(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, Scotland & Wales		

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