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SALES LETTING MANAGEMENT

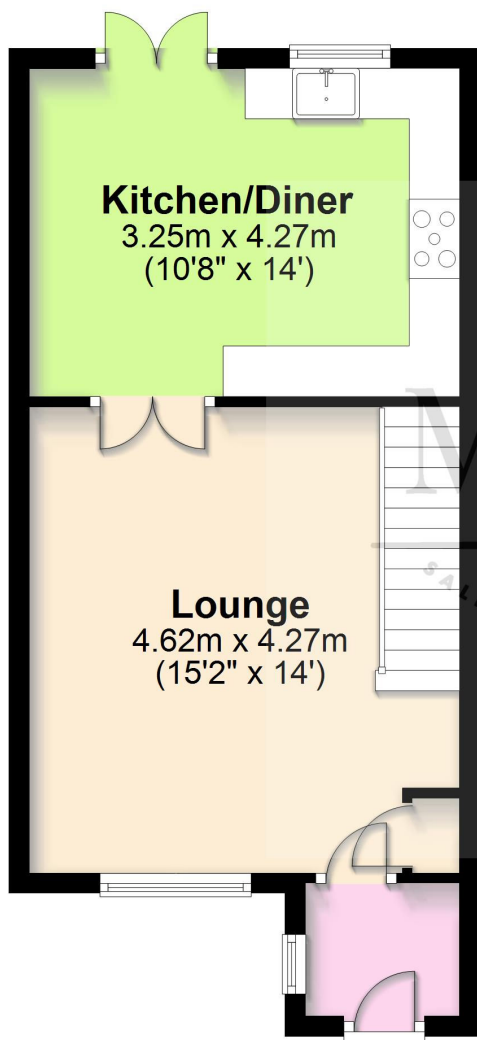


63 York Close, Yate, South Gloucestershire BS37 5XD

£335,000

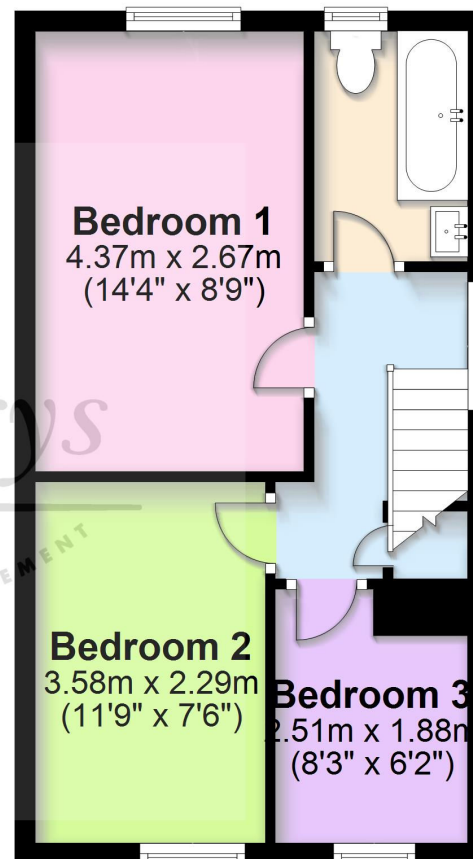
Ground Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

63 York Close, Yate, South Gloucestershire BS37 5XD

Absolutely Immaculate! This attractive semi-detached home can be found in a popular North Yate development. Offered for sale with No Onward Chain, this 'turnkey' property has undergone a lovely renovation and is ready for it's next lucky owners! The ground floor comprises of an entrance hall, then into a good size lounge . From here you walk into a lovely modern Kitchen/Diner, a modern fitted kitchen with integrated appliances and French doors that then lead out to the rear garden. The first floor comes with two double bedrooms and a single, then a striking family bathroom, recently renovated with a contemporary feel. Outside you will find an enclosed rear garden with a more private feel which is laid to lawn and patio. Then at the front a single garage with power and light, plus the added benefit of an electric roller door. A pretty front garden and a large brick paved drive way with parking for a number of cars complete this well maintained, gorgeous home.

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, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to Chipping Sodbury with its historic High Street dating back to the 12th Century. Nearby, the market town of Chipping Sodbury offers a wide and eclectic range of shops and established businesses plus a Waitrose store which has been built 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 and cricket club.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN!
- Beautifully Presented Semi-Detached Home
- Popular North Yate Location
- Modern Kitchen/Diner
- Stylish Family Bathroom
- 3 Bedrooms
- Single Garage with Electric Roller Door
- Good Off Road Brick Paved Parking
- Gas Central Heating and Double Glazing
- Council Tax Band - D - South Gloucestershire Council

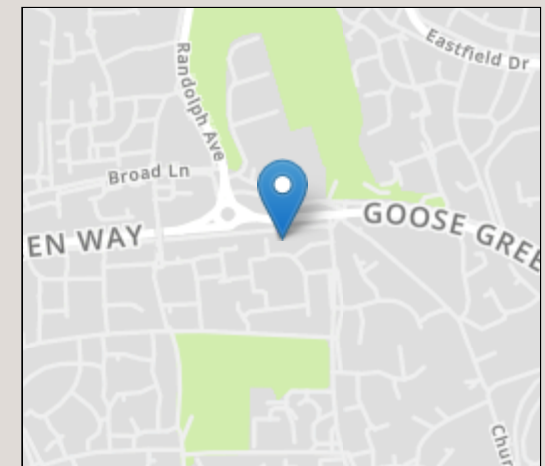
Directions

Heading out of Yate on Goose Green Way, turn left onto Wellington Road. Then take the first right into York Close, from here follow the road round to the right and No.63 will be found on the right hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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