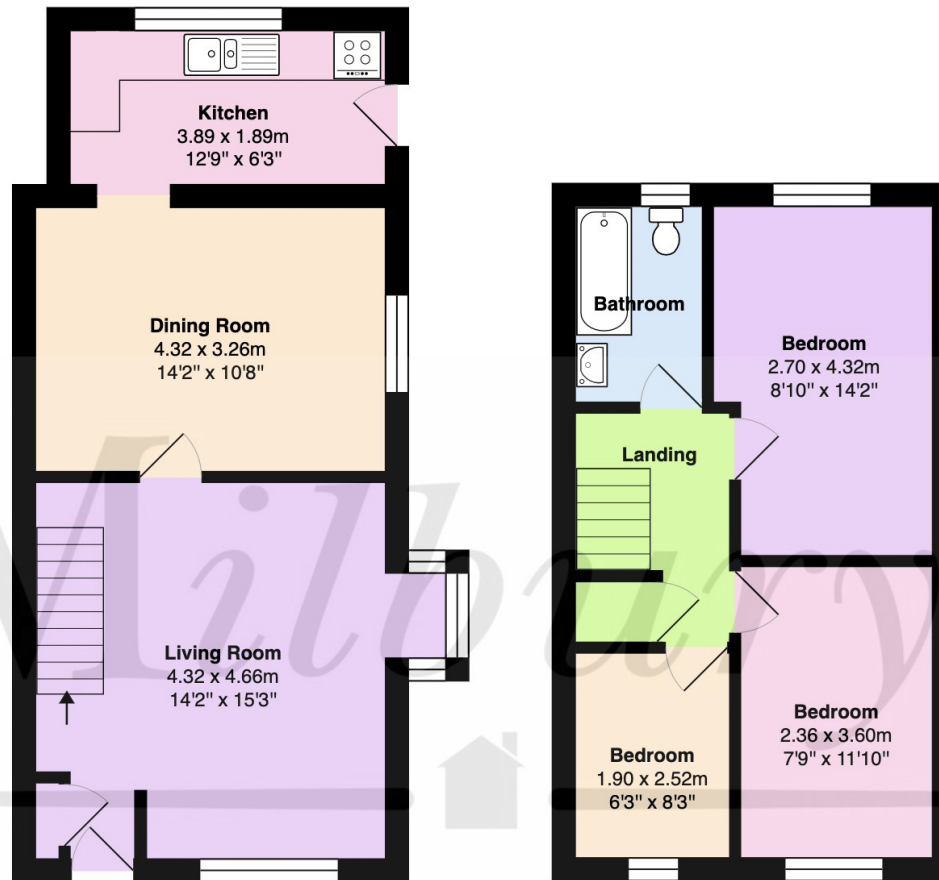






Ground Floor
Area: 44.2 m² ... 475 ft²

First Floor
Area: 35.6 m² ... 383 ft²

Total Area: 79.7 m² ... 858 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.



73 York Close, Yate, South Gloucestershire BS37 5XD

Set in popular North Yate, York Close is a popular and pleasant cul-de-sac of attractive houses. This end of terrace home is vacant and CHAIN FREE, so all ready to go! Built in the 1980s, this sought after development is ideal for those looking to be close to the immediate local shops, but also great for getting into the centre of town and to Yate Train Station. The property has a single storey extension to the rear and so comes with two good size reception rooms on the ground floor, plus a modern kitchen that overlooks the garden. The first floor comes with 3 bedrooms (2 doubles and a single) and a re-fitted modern bathroom. Externally you will find a wrap around walled garden with lawn area and decking. The property also comes with a single garage and driveway parking. Additional benefits include gas central heating and double glazing.

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

- NO ONWARD CHAIN • North Yate • Local Amenities on the Doorstep • Walking Distance to Town Centre and Train Station
- 3 Bedrooms • Extended End Terrace. • 2 Good Size Reception Rooms • Single Garage and Parking • Enclosed Rear Garden
- Council Tax Band - B - South Gloucestershire Council

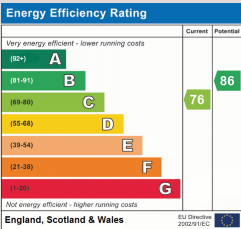
Directions

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.73 will be found on the right hand side.

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

Tenure - Freehold

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



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