



## 4 York Road, Staple Hill, Bristol, BS16 5NW

£275,000

Situated in a quiet cul-de-sac just off Broad Street with excellent access to all amenities of Staple Hill is this ideal first purchase. This stone built end terrace cottage style home is conveniently located close to shops, Page Park and the Bristol to Bath cycle path and comprises, lounge and kitchen diner to the ground floor with two double bedrooms and bathroom on the first floor. Outside is a pathway to the side of the property for cycles to the rear lovely rear courtyard garden. With double glazing and gas central heating, viewing is highly recommended. Energy Rating D, Council Tax Band B.

- Cul-De-Sac Location
- Just Off High Street
- Two Bedrooms
- First Floor Bathroom
- Lounge
- Kitchen Diner
- Courtyard Garden
- GCH & D/Glazing
- End Terrace Home
- Side Gated Access

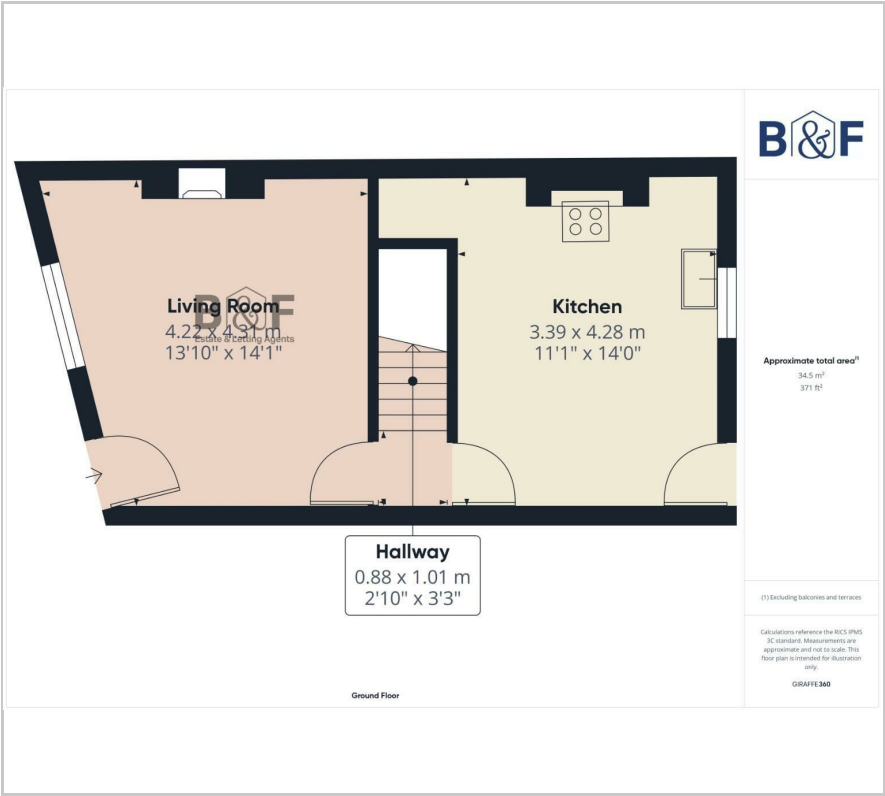
### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.

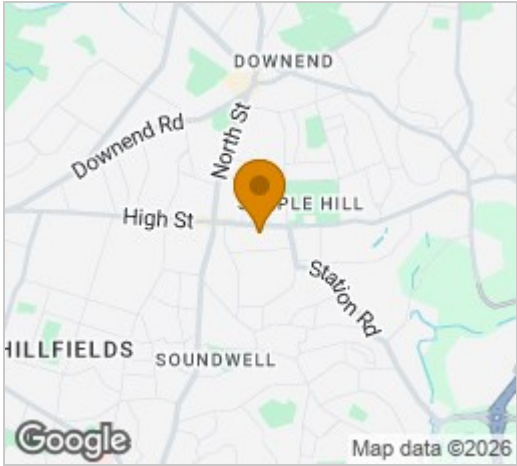




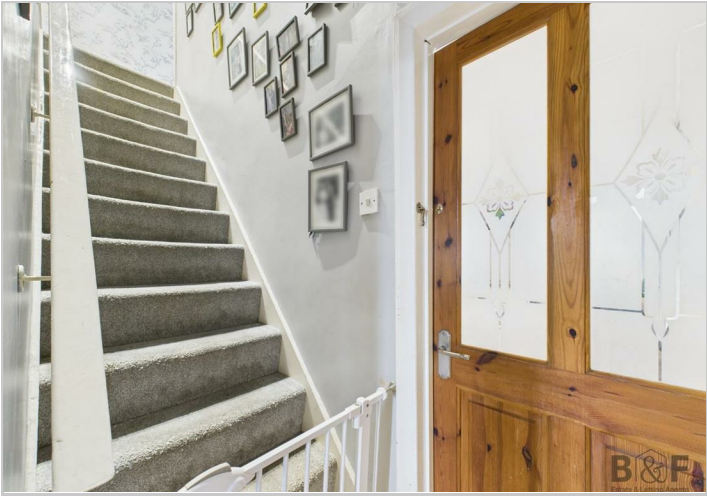
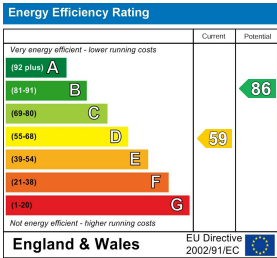
Floor Plan



Area Map



Energy Efficiency Graph



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