

GUIDE PRICE

**£284,000**

**York Close**

Yate, BS37 5XB



## PROPERTY SUMMARY

This beautifully refurbished two-bedroom mid-terraced home offers modern living throughout. The property features a welcoming entrance, a spacious living room, and an extended kitchen/diner/breakfast room with doors leading to the low maintenance rear garden. Upstairs, there are two generously sized double bedrooms and a contemporary bathroom. The property also benefits from off-road parking and a garage, making it an ideal choice for comfortable and convenient living.

To the front garden is laid to decorative stone with a path leading to the front door. The rear garden is low maintenance with a lovely patio area for entertaining friends / family and bordered with decorative stone leading to a rear access gate. The property also benefits from having a garage and off road parking to the side.

2



1



2



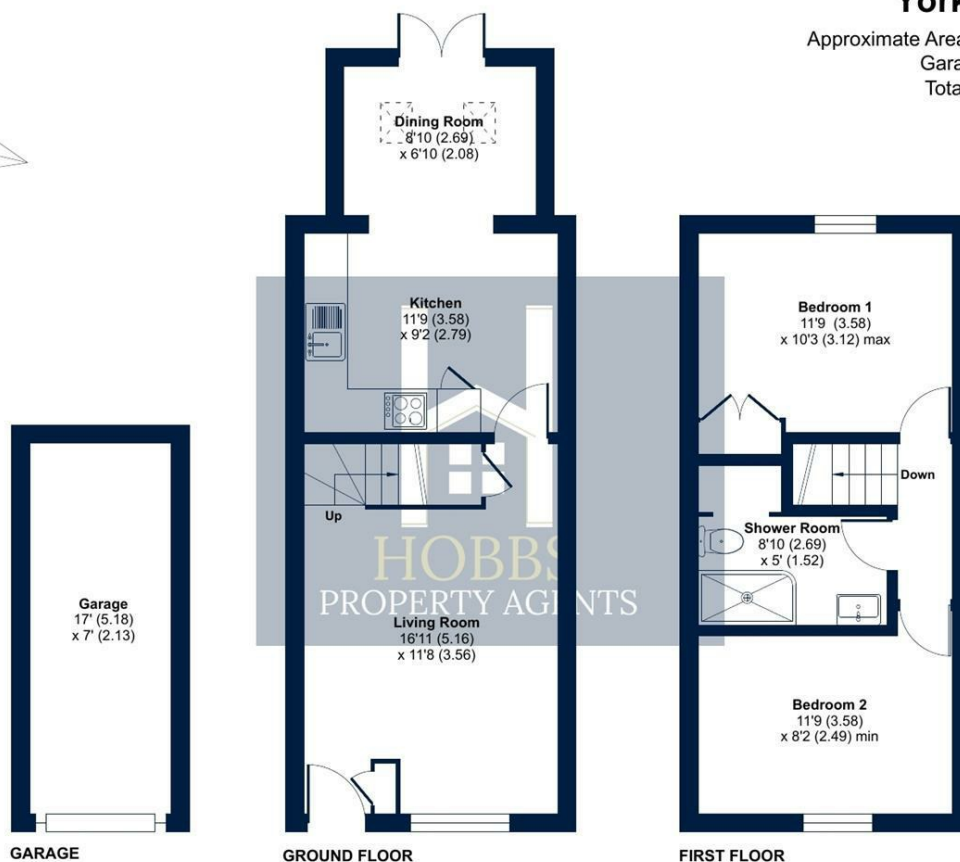












## York Close, BS37

Approximate Area = 690 sq ft / 64.1 sq m

Garage = 119 sq ft / 11 sq m

Total = 809 sq ft / 75.2 sq m

For identification only - Not to scale

### LOCAL AUTHORITY

South Gloucestershire

### TENURE

Freehold

### COUNCIL TAX BAND

B

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>66</b> | <b>89</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hobbs Property Agents Limited. REF: 1191269



### OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk