



6 Crosby Road, Yate, Bristol

- Built 2022 Terraced TownHouse
- Kitchen/Diner/Family Room
 - Study
- Modern Bathroom
- Garage & Parking
- Well Presented
 - Cloakroom
- 3 Double Bedrooms (Master En-Suite)
- Pretty Gardens
- Gas Central Heating & Double Glazing

£370,000

HUNTERS®
HERE TO GET *you* THERE

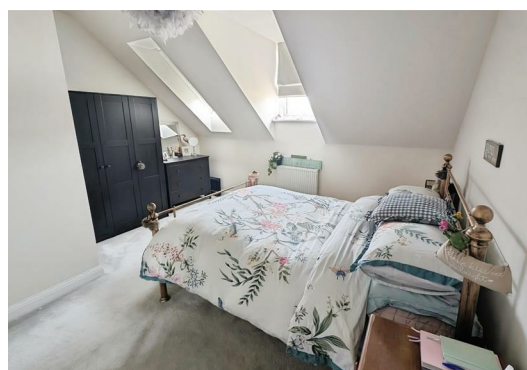
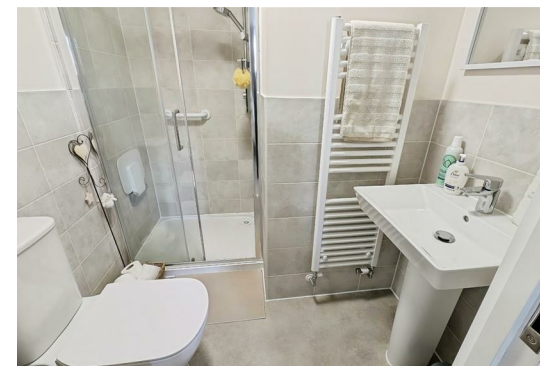
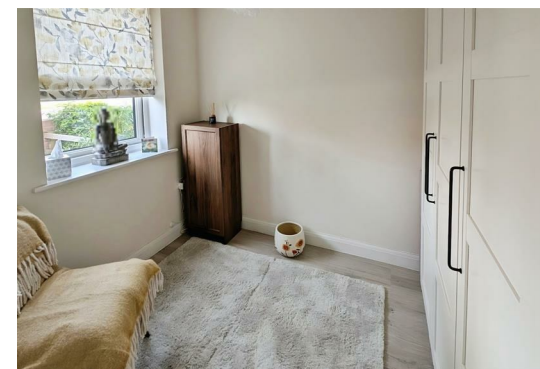
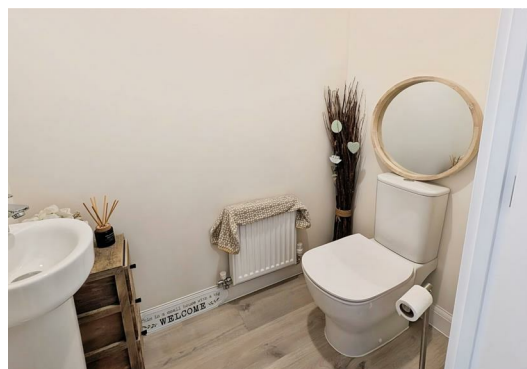
Situated on Crosby Road in the charming town of Yate, Bristol, this nearly new townhouse offers a perfect blend of modern living and comfort. Built in 2022, this well-presented property spans an impressive 1,194 square feet and is ideal for families or professionals seeking a stylish home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertainment. The ground floor features a spacious kitchen/diner/family room, perfect for gatherings, along with a convenient study, cloakroom, and utility cupboard. The first floor boasts a comfortable lounge, where you can unwind after a long day, and a master bedroom complete with an ensuite shower room for added privacy.

The second floor is home to two generously sized double bedrooms, accompanied by a modern bathroom that includes a luxurious walk-in jet bath with a shower overhead, ensuring a tranquil retreat for all.

This property is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The low-maintenance gardens at both the front and rear provide a lovely outdoor space without the hassle of extensive upkeep. Additionally, the property features a single garage with light, power, and rafter storage, along with parking space for two vehicles at the front.

With its contemporary design and convenient location, this townhouse is a must-see. We strongly advise scheduling a viewing to fully appreciate all that this delightful home has to offer.



Entrance Hallway

Double glazed door, wood effect flooring, radiator, stairs to 1st floor, utility cupboard with plumbing for washing machine and wall mounted gas boiler, further doors into

Cloakroom

White suite comprising, WC, pedestal wash hand basin, radiator, extractor fan, wood effect flooring.

Study

7'9" x 6'4"

Double glazed window to the front, wardrobes, radiator, wood effect flooring.

Open Plan Kitchen/Diner/Family Room

24'5" max x 13'7" - 10'

Double glazed box style French doors with matching double glazed windows to side and rear, range of base and drawer units with work surface over, 1.5 sink unit with mixer tap over, electric oven, gas hob with extractor hood over, part tiled walls with shelving and lights, integrated fridge/freezer and dishwasher, space for tumble dryer, understairs storage pantry cupboard, space for table and chairs, wood effect flooring, two radiators, TV point, ceiling spotlights.

First Floor Landing

Stairs to 2nd floor, radiator, double storage cupboard, doors into

Lounge

13'7" x 10'8"

Two double glazed windows to the rear, TV point, two radiators.

Bedroom One

13'7" - 8'3" x 13'7"

Two double windows to the front, radiator, door into

En-Suite

White suite comprising, tiled double shower cubicle, WC, pedestal wash hand basin, part tiled walls, wood effect flooring, heated towel rail, extractor fan.

Second Floor Landing

Doors into

Bedroom Two

13'7" x 12'3" - 8'3"

Double glazed window and double glazed Velux to the front, wardrobes, radiator.

Bedroom Three

10'4" x 9'

Two double glazed windows to the rear, radiator, opening to walk in wardrobe with storage.

Bathroom

White suite comprising walk in Jet bath with shower over, pedestal wash hand basin, WC, heated towel rail, extractor fan, wood effect flooring.

Outside

There is a walled front garden with pathway leading to the front door, laid to stones.

The enclosed rear garden is laid to patio with crazy paving and artificial grass, outside tap and electrics, gated access leading to the rear.

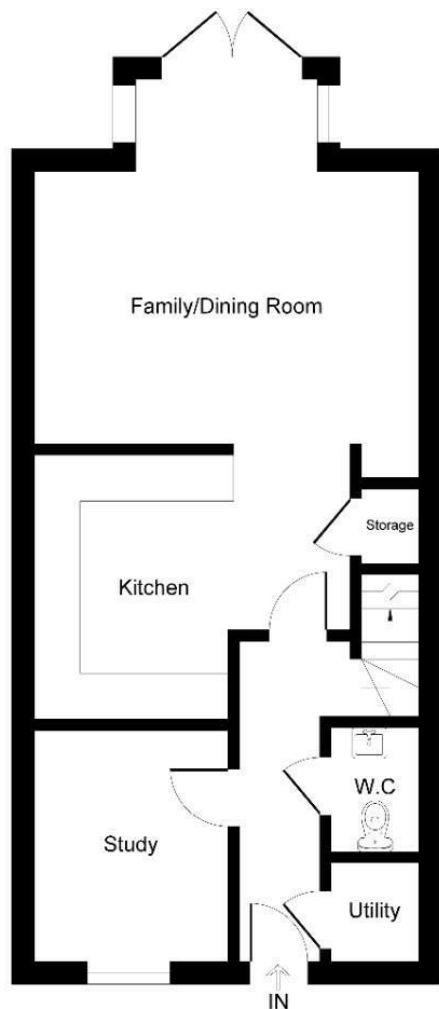
Garage

There is a single garage with up and over door, light and power, driveway to the front providing off street parking to two vehicles.

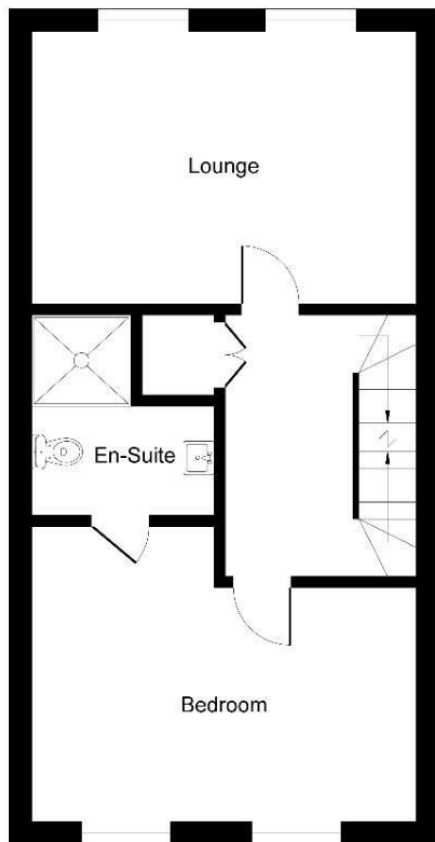
Agents Note

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

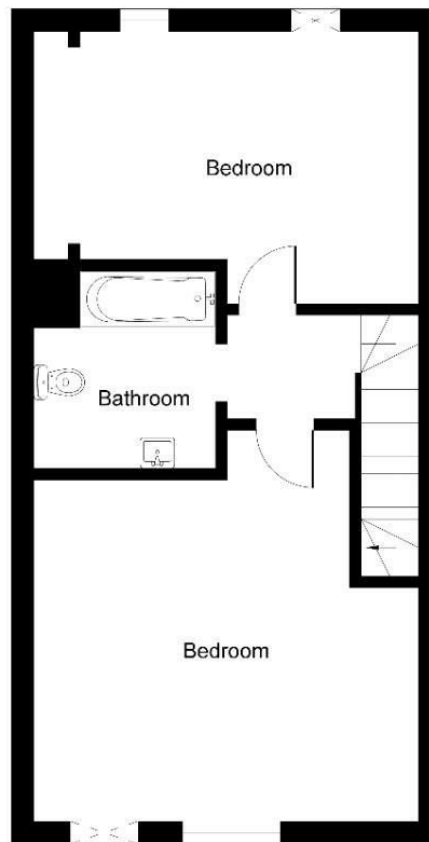




Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>