



43 Crosby Road, Yate

- Well Presented
- DWH 'The Fairway'
- Kitchen/Diner
- 3 Bedrooms (Master En-Suite)
- Larger than Average Garden
- Semi-Detached Family House
- Cloakroom
- Lounge
- Family Bathroom
- Tandem Parking for Two Vehicles

Asking Price £370,000

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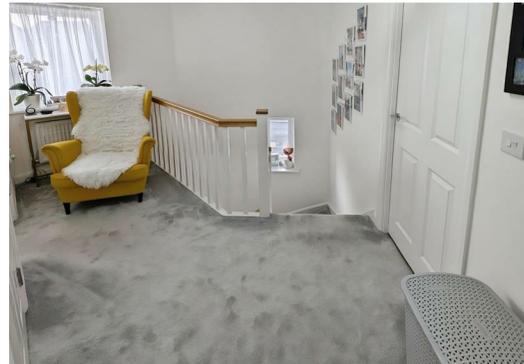
Situated in Crosby Road, Yate, this well-presented property, known as 'The Fairway' by DWH, is a rare find that promises both comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a cloakroom, perfect for guests. The ground floor boasts a spacious lounge, ideal for relaxation, and a modern kitchen/diner equipped with built-in appliances, making it a delightful space for culinary enthusiasts and family gatherings alike.

As you ascend to the first floor, you will discover three double bedrooms, providing ample space for family or guests. The master bedroom features an ensuite shower room, offering a private retreat, while a well-appointed family bathroom serves the other bedrooms.

This property is fitted with double glazing throughout, ensuring warmth and energy efficiency, complemented by a Hive gas central heating system for added comfort. Outside, you will find a tandem double parking space, a valuable asset in today's market, along with larger than average low-maintenance rear gardens, perfect for outdoor enjoyment without the hassle of extensive upkeep.

Given its appealing features and prime location, we strongly advise scheduling a viewing to fully appreciate what this exceptional home has to offer.



Entrance Hallway

Double glazed door, stairs to 1st floor with under stair storage cupboard, radiator, Amtico flooring, doors into

Cloakroom

White wash hand basin, WC, radiator, extractor fan, Camargue vinyl flooring,

Lounge

17'8" x 9'11"

Double glazed windows to the front and side, double glazed French doors opening to the rear, TV point, two radiators, Amtico flooring, further door opening into

Kitchen/Diner

17'8" x 13'10"

Double glazed window to the front, double glazed French doors opening to the rear, range of wall, drawer and base units with work surface over and under lighting, stainless steel sink unit with mixer tap over, built in electric oven with gas hob and extractor hood over, integrated appliances to include fridge/freezer, dishwasher and washing machine, Amtico flooring, space for table and chairs, two radiators.

First Floor Landing

Two double glazed windows to the front, radiator, storage cupboard with shelving, doors into

Bedroom One

10'4" to wardrobes x 10'2"

Double glazed window to the front, built in wardrobes, radiator, door into

En-suite

Double glazed window to the rear, white suite comprising tiled double shower cubicle, pedestal wash hand basin with tiled splash back, WC, heated towel rail, Camargue vinyl flooring, extractor fan.

Bedroom Two

10'5" x 9'4"

Double glazed window to the rear, built in wardrobes, radiator, access to loft space.

Bedroom Three

11'7" x 7'

Double glazed window to the front, radiator.

Bathroom

8'3" x 5'7"

Double glazed window to the rear, white suite comprising paneled bath with shower over, pedestal wash hand basin, WC, part tiled walls, heated towel rail, Camargue vinyl flooring, extractor fan.

Outside

The walled front garden has been laid to bark and decorative stone with shrub borders. The enclosed larger than average rear garden is laid to patio with a step down to further patio area, artificial grass, two garden sheds one with light and power, outside lights, electric point and water tap, gated access leading to the side of the property.

Parking

There is a tandem parking space for two vehicles.

Agents Notes

"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"



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.

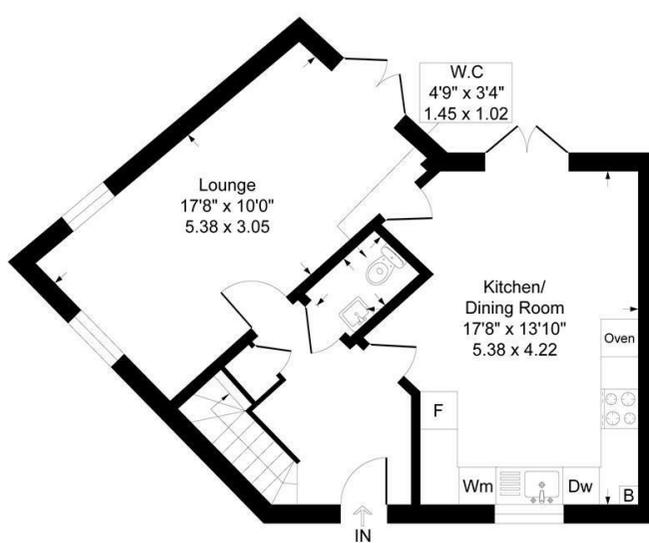
| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - 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.

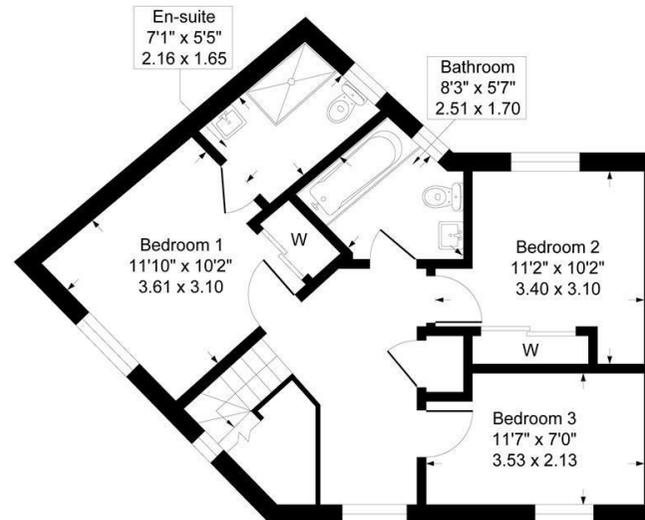
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Approximate Gross Internal Floor Area = 97.7 sq m / 1052 sq ft



Ground Floor



First 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.



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