

# HUNTERS<sup>®</sup>

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## Hay Leaze

Yate, Bristol, BS37 7YL

£250,000



This well presented coach house offers on the ground floor an entrance hall with personal door to the garage and utility. On the first floor is a lounge/diner kitchen two bedrooms and a modern bathroom.



Entrance Hallway  
Spiral staircase, radiator.

Lounge 18' x 13'7" (5.49m x 4.14m)  
Double glazed window to the rear, double glazed window with Juliette balcony to the front, wood flooring, TV point, two radiators.

Kitchen 9'5" x 5'7" (2.87m x 1.70m)  
Double glazed window to the rear, base units with work surface over, stainless steel 1.5 bowl sink unit, electric oven and hob with cooker hood over, space for fridge/freezer, plumbing for washing machine, inset ceiling spotlights, Potterton gas boiler, radiator, wood flooring.

Landing  
Double glazed arched window, access to loft space, wood flooring.

Bedroom One 10'9" x 9'1" (3.28m x 2.77m)  
Double glazed window to the front, radiator, wood effect flooring.

Bedroom Two 9'1" x 7' (2.77m x 2.13m)  
Double glazed window to the rear, radiator, wood effect flooring.

Bathroom  
White suite comprising bath with shower over, pedestal wash hand basin WC, tiled walls and flooring, inset ceiling spotlights.

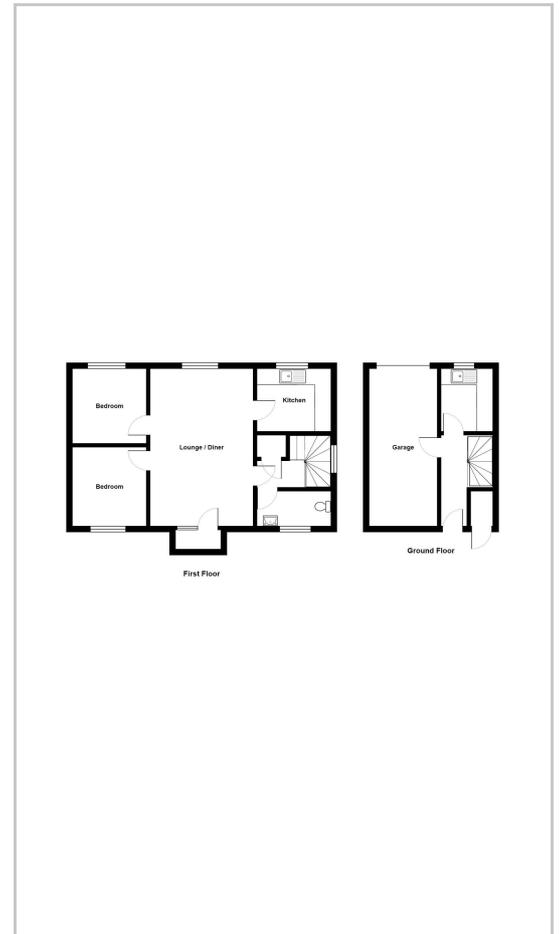
Garage 18'8" x 8'1" (5.69m x 2.46m)  
Up and over door with additional parking to the front.

Agents Note  
The lease is underway to being extended back to 125years.

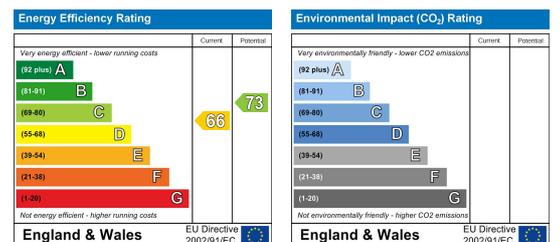
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.