



HUNTERS®
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North Road, Yate, BS37 7LQ | £385,000
Call us today on 01454 313575



This well presented extended semi-detached family home in sought after North Road offering versatile living accommodation briefly comprising; kitchen/diner/family room, lounge, downstairs shower room, utility, to the ground floor. Upstairs can be found 3 double bedrooms, family bathroom with separate shower cubicle, front garden with off road parking for several vehicles. and rear garden with garage. Viewing recommended.

Entrance

Double glazed door with matching side panel into

Hallway

Stairs to 1st floor with cupboard under, ceramic floor tiles, radiator.

Shower Room

10' x 4'7"

Double glazed window to the front, shower cubicle with Mira shower, wash hand basin with mixer tap over, WC, extractor fan, tiled walls and tiled flooring.

Lounge

14'5" x 12'

Double glazed window to the front, TV point, wood burner set in wooden surround and marble effect back and hearth, radiator.

Kitchen/Diner/Family Room

24'2" - 17' x 20'7"

Double glazed French doors and double glazed window to the rear, 2 skylight windows, high gloss base and drawer units with work surface over, Neff oven and grill, ceramic hood, sink unit with mixer tap, integral dishwasher, space for fridge/freezer, ceramic floor tiles, breakfast bar, radiator, half glazed door to the garden and door into

Utility

6'6" x 4'9"

Double glazed window to the side, plumbing for washing machine and space for tumble dryer with work surface over, Worcester floor mounted oil burner, ceramic tiled flooring.

First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder and light, study area space, radiator.

Bedroom One

14'5" x 8'54" to wardrobes

Double glazed window to the front, built in wardrobes, storage cupboard, radiator.

Bedroom Two

10'8" x 10'6"

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

Bedroom Three

13'3" x 8'8" - 7'5"

Two double glazed windows to the front, radiator, built in wardrobe.

Bathroom

13'3" x 5'6"

Two double glazed window, Jacuzzi bath, wash hand basin, WC, shower cubicle, two heated towel rails, tiled walls and tiled flooring.

Outside

The front and side garden is laid to block paved, providing off street parking for 5+ vehicles with access leading to the rear of the property.

The easterly facing rear garden is laid to lawn with plants, bushes and shrub boarders, patio and decked area with plants, bushes and shrub boarders, outside lighting and tap.

Garage

15'9" x 8'10"

There is a single detached garage with up and over door, light and power.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	78	
(39-54)	E	64	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
APPROX. 72.8 SQ. METRES (781.8 SQ. FEET)



FIRST FLOOR
APPROX. 57.3 SQ. METRES (616.8 SQ. FEET)



TOTAL AREA: APPROX. 129.9 SQ. METRES (1398.6 SQ. FEET)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

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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