



Hay Leaze,  
Yate,  
BS37

£205,000



This well-presented second-floor flat offers a delightful living experience. Spanning an impressive 592 square feet, the property features two spacious double bedrooms, making it ideal for couples, small families, or individuals seeking extra space. As you enter, you are welcomed into a bright and airy lounge that overlooks a picturesque green, providing a serene view and a sense of tranquillity. The modern fitted kitchen/diner is a standout feature, equipped with modern amenities and underfloor heating, ensuring comfort during those cooler months. This space is perfect for both casual dining and entertaining guests. The bathroom is thoughtfully designed, complete with a separate shower, offering convenience and style. The property benefits from electric heating and double glazing enhancing energy efficiency and providing a peaceful atmosphere. Additionally, this flat comes with the added advantage of allocated parking, with two spaces available. With its excellent location and well-appointed features, this property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely flat your new home.



#### Entrance Hallway

Storage cupboard, doors into

Lounge 15'8" x 8'8" - 9'9" - 11'9"

Double glazed French doors with Juliette balcony overlooking views of the green, TV point, opening

Kitchen/Diner 14'1" x 9'3" max

Double glazed window to the front, range of modern wall and base units, work surfaces, single drainer sink unit, built in oven and electric oven and electric hob, wine rack, integral dishwasher, under floor heating.

Bedroom One 11'5" ( to inside of wardrobes ) x 9'3"

Double glazed window to the rear, built in double wardrobe, electric heater.

Bedroom Two 11'11" max - 8'8" x 9'5"

Double glazed window to the rear, sloping ceiling, electric heater.

Bathroom 10'1" x 9'3"

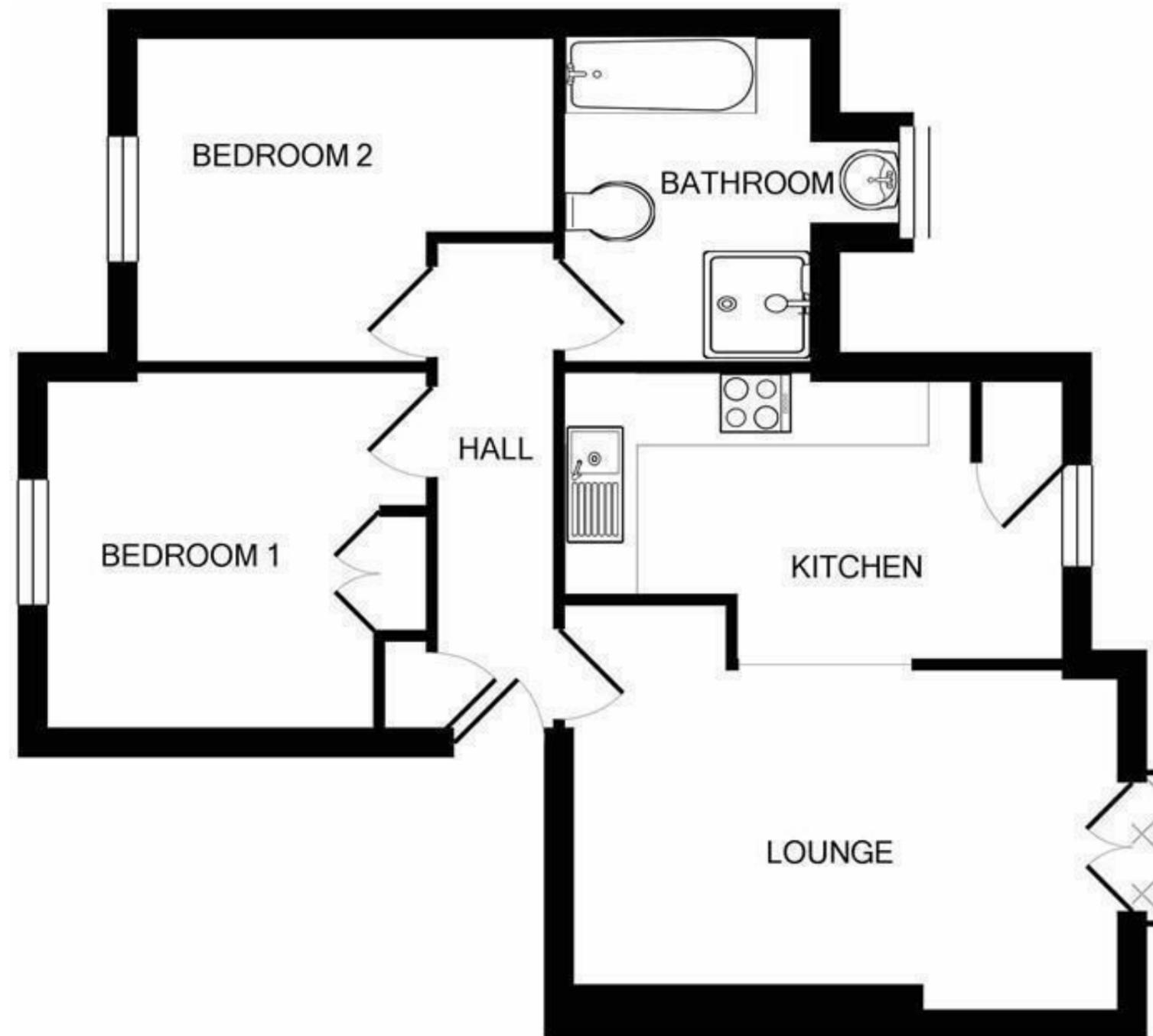
Double glazed window to the front, white suite comprising, panelled bath, WC, pedestal wash hand basin, tiled shower cubicle.

#### Outside

Two parking spaces at the rear of the rear.

#### 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”



TOTAL APPROX. FLOOR AREA 55.2 SQ.M. (595 SQ.FT.)  
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Tenure: Leasehold  
 Council Tax Band: B

- Well Presented
- 2 Double Bedrooms
- 2nd Floor Flat
- Overlooking Green
- Fitted Kitchen/Diner
- Lounge
- Bathroom with Seperate Shower
- Double Glazed
- Allocated Parking
- Viewing Strongly Advised

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.