



## 18 Crosby Road, Yate, South Gloucestershire

- 40% Shared Ownership
- Lounge/Kitchen/Diner
  - Bathroom
- Double Glazed
- Parking Space

- Ground Floor Flat
  - Bedroom
- Gas Central Heating
- Own Front Door Entry

**£76,000**

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HERE TO GET *you* THERE

Situated on Crosby Road in the town of Yate, South Gloucestershire, this delightful ground floor flat built in 2022 offers an excellent opportunity for first-time buyers or those looking to downsize. With a 40% shared ownership arrangement, this property presents an affordable entry into the housing market.

Upon entering, you will find an open plan kitchen, diner, and lounge, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The inner hall provides access to a well-appointed bedroom, walk in storage cupboard and a modern bathroom, ensuring comfort and convenience.



The flat benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. Additionally, an allocated parking space is conveniently located at the front of the property, making it easy for residents and guests alike.

The property is well presented, with thoughtful storage solutions for bikes and bins, enhancing the overall functionality of the space. This flat is not only a lovely home but also a practical choice for those seeking a low-maintenance lifestyle in a vibrant community.

With its prime location in Yate, residents will enjoy easy access to local amenities, parks, and transport links, making it an ideal base for exploring the surrounding areas. This property is a wonderful opportunity to secure a charming home in a popular location.

Door into

#### Open Plan Living

22'8" x 10'1"

Lounge Area

TV point, carpet covered floor area, radiator.

#### Kitchen/Dining Area

Double glazed window to the front, range of wall, drawer and base units with work surface over, 1.5 stainless steel sink unit, built in electric oven with gas hob, stainless steel splash back and cooker hood over, plumbing for washing machine, spaces for fridge/freezer, table and chairs, cupboard housing gas boiler, vinyl wood effect flooring, door into

#### Inner Hallway

Radiator, storage cupboard with light (9'5" - 2'10"), further doors into

#### Bedroom

12'11" x 11'1"

Double glazed window to the side and rear, radiator.

#### Bathroom

6'11" x 5'6"

White suite comprising panelled bath with shower over, pedestal wash and basin, WC, part tiled walls, heated towel rail, extractor.

#### Outside

There is communal lawn to the side of the property and pathway leading to a bin and bike storage area for the flats.

#### Parking

There is an allocated parking space.

#### Agents Note

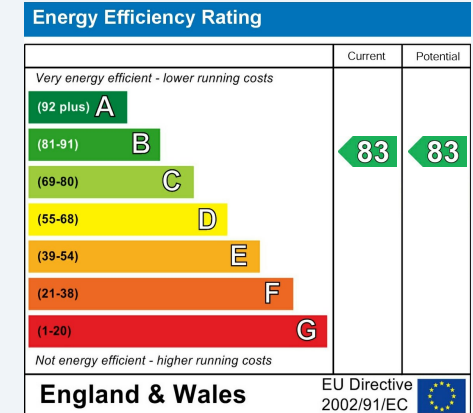
Please contact agent re conditions met in order to purchase this property.

#### 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"

## 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.

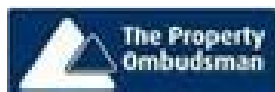


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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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### 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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