



Connells

Hay Leaze
Yate Bristol



Property Description

This beautifully renovated home presents a fantastic opportunity for first time buyers looking to get onto the property ladder, as well as those looking to downsize into a stylish, low maintenance property.

The property enjoys an attractive setting, with the front garden opening out onto a pleasant communal green area surrounded by mature trees and established shrubs, giving the home a greener and more open outlook.

The ground floor features a spacious living space with a feature fireplace and views over the attractive south westerly facing rear garden. The garden offers a lovely mix of mature laurel screening and a sandstone patio, creating a private space ideal for entertaining, dining outside and enjoying the afternoon sunshine well into the summer evenings.

Also on the ground floor is a newly fitted Shaker style kitchen, complete with integrated appliances and white goods, while upstairs there are two generously sized double bedrooms and a modern family bathroom.

Further benefits include off street parking to the rear, gas central heating and double glazing throughout.

Hay Leaze is situated in the popular North Yate area, within easy reach of Brimsham Park, Yate Shopping Centre and Brimsham Green School. Yate Shopping Centre offers a wide range of shops, cafés and restaurants, along with several gyms and a leisure centre.

Hall

Kitchen

9' 1" x 5' 9" (2.77m x 1.75m)

Lounge

12' 1" x 12' (3.68m x 3.66m)

Bedroom One

12' x 8' 2" (3.66m x 2.49m)

Bedroom Two

8' 11" x 8' 6" (2.72m x 2.59m)

Bathroom

Parking

Private Parking to rear

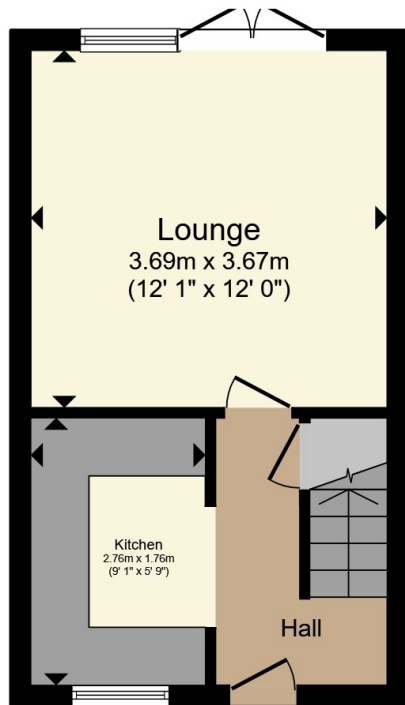
Rear Garden

Fenced boundaries, with sandstone patio & the rest laid to lawn along with young shrubs.

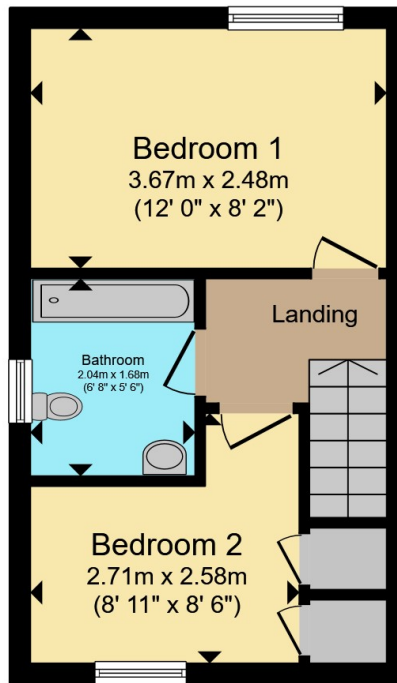
Front Garden

Access to storage cupboard with patio leading to the front door. The rest is laid to lawn





Ground Floor



First Floor

Total floor area 48.1 m² (517 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: C Council Tax
Band: B

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Tenure: Freehold



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