



**Connells**

Hay Leaze  
Yate Bristol



### Property Description

This beautifully presented property comes to the market complete with 2 double bedrooms and 2 parking spaces.

Internally there is a spacious lounge/diner and separate modern kitchen with integrated appliances, upstairs can be found 2 bedrooms and bathroom.

Externally there is a fully enclosed garden to the rear and a front garden with storage cupboard.



## Entrance Porch

Double glazed composite door to front, radiator, door to lounge/diner.

## Lounge/Diner

Irregular Shaped Room 17' 4" max x 12' 7" max ( 5.28m max x 3.84m)

Double glazed window overlooking rear garden, double glazed French doors to garden, wall mounted electric fire, 2 radiators, under stairs storage cupboard, door to kitchen, opening to stairs.

## Kitchen

7' 9" x 7' 1" ( 2.36m x 2.16m )

Modern kitchen with a range of wall and base units plus drawers with worktops over, stainless steel sink and drainer, integrated oven and hob with stainless steel hood above, integrated washer/dryer, fridge and freezer, tiled splashbacks, double glazed window to front aspect, radiator and laminate floor.

## Landing

Stairs rising from ground floor, loft access, airing cupboard housing Worcester Bosch combi boiler.

## Bedroom One

10' 8" x 9' 6" ( 3.25m x 2.90m )

Double glazed window to rear of property, radiator.

## Bedroom Two

11' 1" x 7' 5" ( 3.38m x 2.26m )

Double glazed window to front, radiator.

## Bathroom

Double shower enclosure with handheld attachment and rain shower, vanity unit with inset wash hand basin and drawers, low level wc, stainless steel ladder style radiator, tiled floor, double glazed window to rear with obscure glass.

## Front Garden

Lawned area, range of shrubs, storage cupboard, pathway to front door.

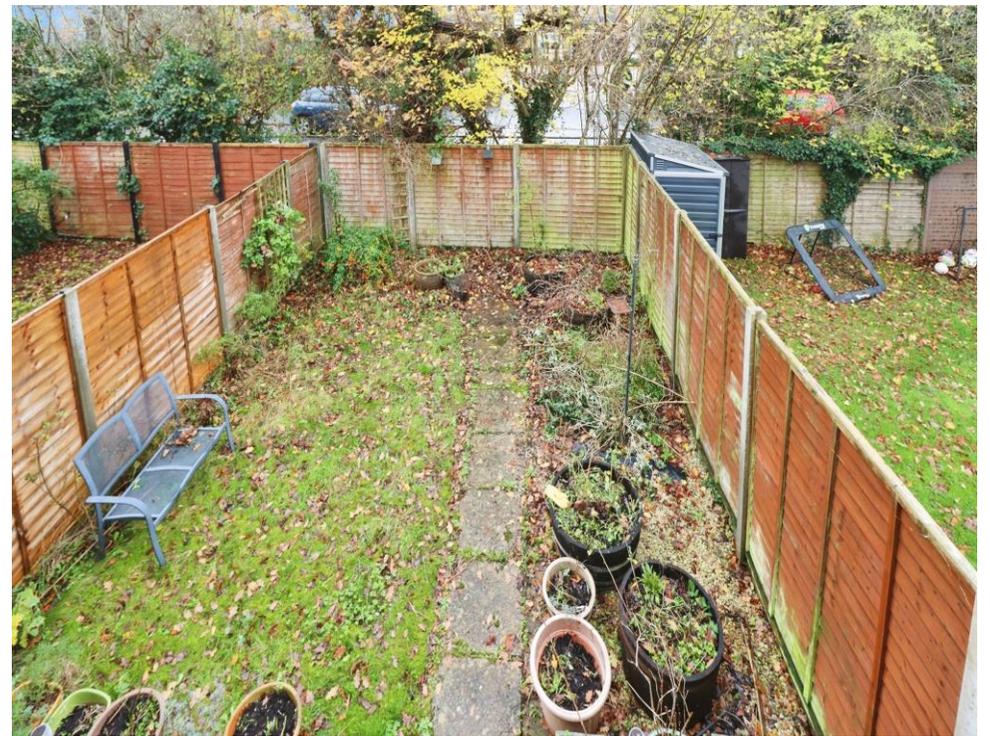
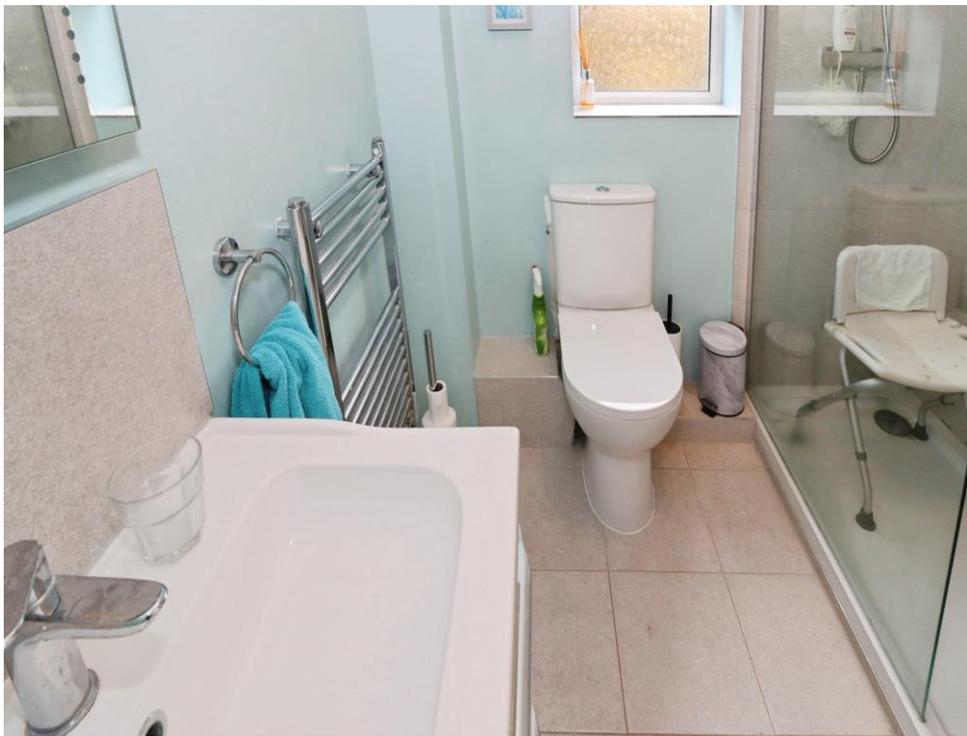
## Rear Garden

Fully enclosed by fencing, laid to lawn with patio area, outside tap.

## Parking

2 allocated parking spaces







To view this property please contact Connells on

**T 01454 320 555**  
**E [yate@connells.co.uk](mailto:yate@connells.co.uk)**

72-74 Station Road Yate  
BRISTOL BS37 4PH

EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

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