



# £500,000 Freehold

York Avenue, Hayes, UB3

LARGE BEDROOMS!! Simple Estate Agents present to the market this spacious extended three bed semi detached house located in Hayes End. The property benefits from three large double bedrooms, 4 bathroom/shower rooms, through lounge, open plan kitchen diner and off street parking to name a few. The property is located close to local amenities such as bus stops, schools and local shops. This would be a great home for a family looking for large bedrooms. Call our sales team to book in asap..

# York Avenue, Hayes, UB3

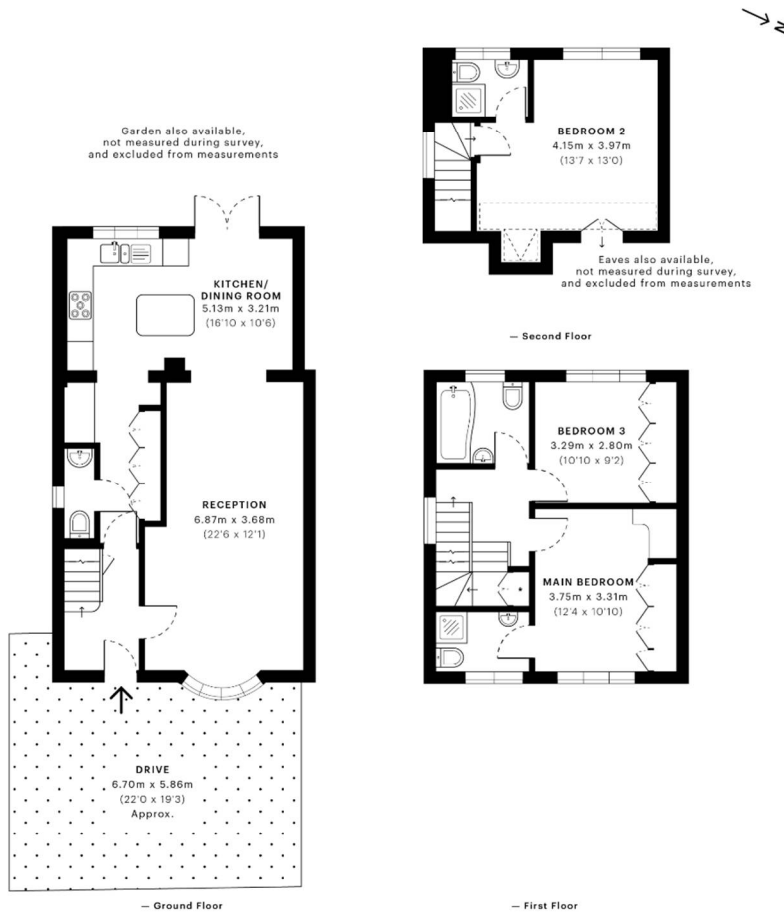


York Avenue, UB3

CAPTURE DATE 30/06/2021 LASER SCAN POINTS 4,596,500

GROSS INTERNAL AREA

109.99 sqm / 1183.92 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
109.99 sqm / 1183.92 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
100.67 sqm / 1083.60 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
2.56 sqm / 27.56 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 106.02 sqm / 1162.72 sqft  
IPMS 3C RESIDENTIAL 102.93 sqm / 1107.93 sqft  
\*Excluded from measurements  
specio: 60db1eb41451300dd7518701

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 24 s (266 ft) Continue to Botwell Ln 3 min (0.7 mi) Follow Botwell Ln and Judge Heath Ln to York Ave 3 min (0.9 mi) UB3 2TR York Ave, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.