

22 Yately Close, Luton, Bedfordshire, LU2 7HF

Offers in excess of: £250,000 Freehold (Subject to contract)

Urban & Rural
urbanandrural.com







22 Yately Close, Luton, Bedfordshire, LU2 7HF

MODERN TWO-BEDROOM END-TERRACE | SOUGHT-AFTER BUSHMEAD LOCATION | NO ONWARD CHAIN | TWO DOUBLE BEDROOMS | GARDENS & ALLOCATED PARKING

Situated in the sought-after Bushmead area, this well-presented two-bedroom end-of-terrace property offers an excellent opportunity for first-time buyers, investors or those looking for a comfortable modern home.

The property briefly comprises an entrance porch leading into a welcoming lounge, with stairs rising to the first floor. To the rear is a well-appointed kitchen/diner featuring a useful built-in storage cupboard, wall-mounted boiler and integrated hob and oven.

Upstairs, the landing provides access to the loft and leads to two generously sized double bedrooms, alongside a modern three-piece family bathroom.

Externally, the property benefits from a large front garden, an enclosed rear garden offering a private outdoor space, and allocated parking to the side.

With its popular location, practical layout, two double bedrooms, gardens and parking, this property would make an ideal first home or investment purchase.

EPC Rating: D

No onward chain. Early viewing is highly recommended.







22 Yately Close, Luton, Bedfordshire,
LU2 7HF

2 1 1

The Local Area:

Ideally located within easy reach to ALL local amenities, a short drive to the A6, Town Centre, M1 motorway & Leagrave/Luton Train Station!

Local Authority - Luton Borough Council

Council Tax Band - B

At a Glance:

- No Chain
- Modern Development
- Lounge
- Kitchen/Diner
- Two Double Bedrooms
- Bathroom
- Front and Rear Gardens
- Allocated Parking

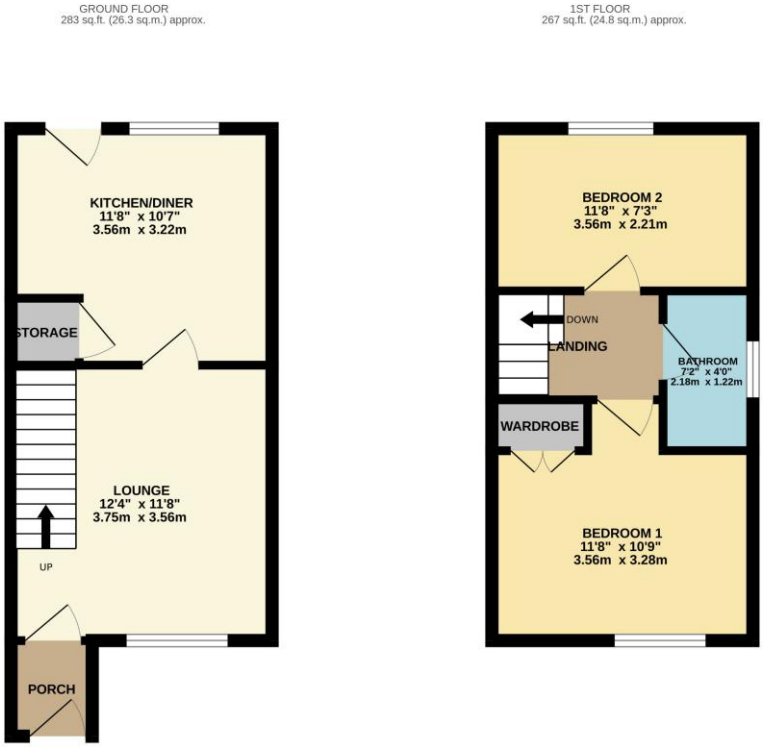


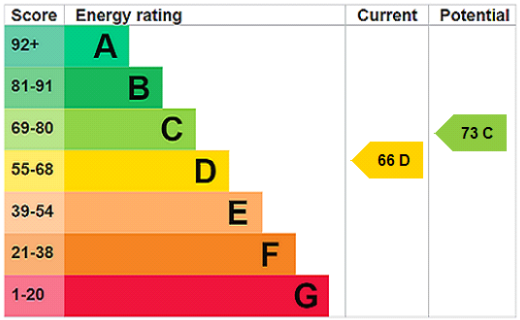
22 Yately Close, Luton, Bedfordshire, LU2 7HF





22 Yately Close, Luton , Bedfordshire, LU2 7HF





Urban & Rural (Leagrave)

Tel:01582 495448

Email:leagrave@urbanandrural.com

Web: https//leagrave.urbanandrural.com/

Urban & Rural (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Urban & Rural cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Urban & Rural (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Urban & Rural (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Urban & Rural (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, textures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and no assumptions should be made in respect of those parts of the property that have not been photographed, items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photographs. Photographs may have been taken using a wide-angle lens. Council Tax banding may be altered when a property sells following alterations, the banding shown within these details have been checked online upon commencement of marketing.