

# Bempton Crescent, Bridlington



**Modern Semi Detached Bungalow  
Excellent Condition  
Throughout  
One Bedroom  
Lounge  
Fitted Kitchen**

**Shower Room/WC  
Gas Central Heating  
Full UPVC Double Glazing  
UPVC Conservatory  
Private Driveway  
Enclosed Rear Garden**

Offers Based on  
**£114,950**



**Independent  
Estate Agents**

34 Quay Road  
Bridlington, YO15 2AP  
Tel: 01262 424274  
Fax: 01262 403071

[www.HomefinderLtd.co.uk](http://www.HomefinderLtd.co.uk)

# PROPERTY SPECIFICATION

## 36, Bempton Crescent, Bridlington

<b>LOCATION</b>	Situated to the Northern side of Bridlington, on a popular residential development off Marton Road. Local amenities include, supermarket, post office, bakery and library, a regular bus route provides town centre access.
<b>PROPERTY</b>	This one bedroom semi detached bungalow which is in superb condition throughout, benefits from a modern neutral décor throughout, gas central heating, full UPVC double glazing, UPVC conservatory, private driveway and gardens.
<b>SIDE ENTRANCE PORCH</b>	With UPVC double glazed entrance door front facing and rear facing UPVC double glazed windows, half glazed internal timber door leading to :
<b>KITCHEN</b>	10'10'' x 5'8'' (3.30m x 1.73m) Fitted with modern wall mounted and base level units with worktops over stainless steel sink and drainer, tiled to water sensitive areas, plumbing for automatic washing machine, "Vokera" central heating and hot water boiler laminate flooring radiator, roof void access hatch, side facing UPVC double glazed window door leading to :
<b>LOUNGE</b>	16'10'' x 13'6'' (5.13m x 4.11m) With modern wooden fire surround and tiled inset and hearth, coving to ceiling, radiator two built-in storage cupboards, front facing UPVC double glazed bay window and side facing UPVC double glazed window, neutral décor.
<b>BEDROOM 1</b>	11'6'' x 10'10 (3.51m x 3.30m) With rear facing UPVC double glazed french doors leading to conservatory, radiator, neutral décor.
<b>CONSERVATORY</b>	10'7'' x 9'9'' (3.23m x 2.97m) Of dwarf wall and UPVC construction with sloping roof, electricity connected, wall lights, UPVC double glazed door leading to rear patio area, neutral décor.
<b>SHOWER ROOM/WC</b>	6'4'' x 5'3'' (1.93m x 1.60m) Fully tiled and fitted with shower cubicle, pedestal hand wash basin, low flush WC, with hand rails benefiting easy access, coving to ceiling, ceiling spot lights, extractor fan, radiator, rear facing UPVC double glazed window, door leading into conservatory.
<b>EXTERIOR</b>	
<b>FRONT</b>	Low maintenance front garden with decorative stoned area and paving.
<b>SIDE</b>	Private driveway with gated access to rear garden and side entrance porch.
<b>REAR GARDEN</b>	Private enclosed rear garden with fenced boundaries, patio and lawned area shrubs and trees, timber garden shed.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>COUNCIL TAX</b>	Band TBC
<b>VIEWING</b>	By appointment through the sole selling agents – Homefinder of Bridlington Limited.

*NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.*