

# Brookland Road, Bridlington



**Three Storey Terraced House**  
**Superb Condition Throughout**  
**Four Bedrooms**  
**Lounge**  
**Modern Fitted Kitchen**  
**Dining Room**

**Bathroom/WC**  
**Full UPVC Double Glazing**  
**Gas Central Heating**  
**Private Enclosed Rear Garden**  
**Popular Residential Location**  
**Close to Local Amenities**

Offers Based on  
**£112,500**



**Independent  
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# PROPERTY SPECIFICATION

## 91, BROOKLAND ROAD, BRIDLINGTON.

<b>LOCATION</b>	Situated in a popular residential area close to the historic Old Town area of Bridlington. Nearby amenities include a variety of local shops both in the Old Town and on Quay Road, schools and bus route to the town centre.
<b>PROPERTY</b>	This three storey, four 4 bedroomed, mid-terraced property, which is in superb condition throughout, benefits from full UPVC double glazing, gas central heating, separate dining room and large private rear garden.
<b>ENTRANCE HALL</b>	With UPVC double glazed entrance door with decorative crystal inset, cornice to ceiling, original sconce, radiator,
<b>LOUNGE</b>	14'8" (into bay) x 11'3" (into alcove) (4.47m x 3.43m) With front facing UPVC double glazed walk-in bay window, centre triple light fitting, cornice to ceiling, modern steel and pebble effect gas fire with timber fire surround and composite granite hearth and inset, radiator, open square archway to ....
<b>DINING ROOM</b>	12'7" x 11'8" (3.84m x 3.56m) With rear facing UPVC double glazed internal window to porch, centre triple light fitting, cornice to ceiling, understairs cupboard with light, radiator,
<b>KITCHEN</b>	13'2" x 7'9" (4.01m x 2.36m) Modern fully fitted kitchen with range of wall mounted and base level units with worktops over, built-in cooker and hob with filter hood over, plumbed for automatic washing machine, space for tall fridge/freezer, "Europa" combination multipoint central heating and hot water boiler, panelled ceiling with low voltage down lighters, side and rear facing UPVC double glazed windows, UPVC door leading to rear porch.
<b>PORCH</b>	UPVC lean-to style porch with polycarbonate roof, door to rear garden.
<b>FIRST FLOOR LANDING</b>	With UPVC double glazed window on half-landing, smoke detector.
<b>BATHROOM/WC</b>	9'2" (Plus Shower) x 5'0" (2.79m x 1.52m) Fitted with modern white three piece suite comprising bath with shower attachment from mixer tap, pedestal hand washbasin and low flush WC, walls part fully tiled/part half-tiled, walk-in shower cubicle with "Triton Biaritz II" electric shower, radiator, vinyl flooring, front facing UPVC opaque double glazed window.
<b>BEDROOM 1</b>	12'3" x 9'6" (3.73m x 2.90m) With rear facing UPVC double glazed window, cornice to ceiling, built-in storage (previously hot water tank cupboard), radiator.
<b>BEDROOM 2</b>	11'8" x 9'5" (3.56m x 2.87m) With front facing UPVC double glazed window, cornice to ceiling, radiator.
<b>SECOND FLOOR LANDING</b>	With UPVC double glazed window on half-landing, roof void access hatch, radiator.
<b>BEDROOM 3</b>	15'0" x 11'5" (4.57m x 3.48m) With twin front facing UPVC double glazed windows, radiator.
<b>BEDROOM 4</b>	12'4" x 9'7" (3.76m x 2.92m) With rear facing UPVC double glazed window, radiator.
<b>EXTERIOR</b>	
<b>FRONT</b>	Small front courtyard with walled and gated boundaries.
<b>REAR</b>	Immediately to the rear of the property is a walled and gated courtyard, there is an additional 60 feet long garden area, mainly laid to lawn with paved path, patio area, timber shed, timber boundary fences and gated access.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>COUNCIL TAX</b>	Band A.
<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 coi¥Á 7*