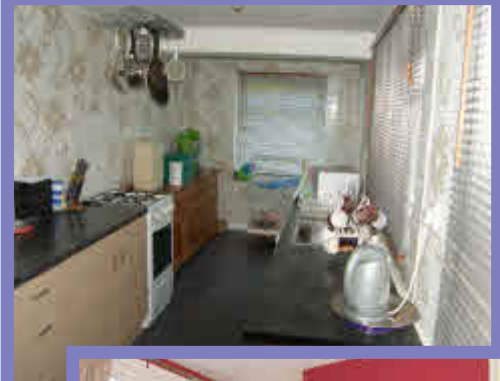


Carlton Street, Bridlington



**Terraced House
Three Bedrooms
Lounge
Fitted Modern Kitchen
Separate Dining Room**

**Bathroom/WC
UPVC Double Glazing
Gas Central Heating
Private Enclosed Rear Garden
Low Maintenance Front Garden**

Offers Based on

£108,000



**Independent
Estate Agents**

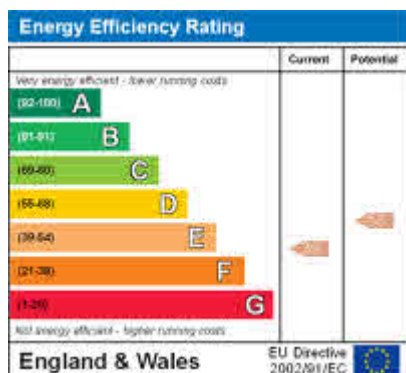
34 Quay Road
Bridlington, YO15 2AP
Tel: 01262 424274
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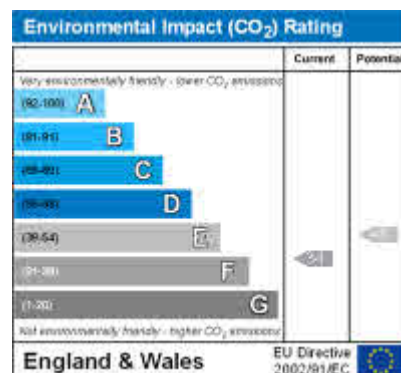
PROPERTY SPECIFICATION

13 Carlton Street, Bridlington, East Yorkshire.

LOCATION	Situated towards the Town centre off Quay road with local amenities nearby including shops, restaurants and schools. A nearby bus route provides regular access in and around Bridlington.
PROPERTY	This three bedroomed terraced house benefits from gas central heating UPVC double glazing, separate dining room, private rear lawned garden.
ENTRANCE HALL	With wooden flooring, radiator.
LOUNGE	14'9" x 11'3" (4.50m x 3.43m) With stylish surround, tiled hearth and freestanding gas fire, UPVC double glazed bay window, double radiator, glass picture window to dining room.
DINING ROOM	11'11" x 8'8" (3.63m x 2.64m) With rear facing UPVC double glazed window, Wooden fire surround and gas fire, dado rail, laminate flooring, half glazed door leading to :
KITCHEN	19'2" x 7'2" (5.84m x 2.18m) Extended kitchen comprising wall mounted and base level modern units with worktops over, tiled to water sensitive areas, plumbing for automatic washing machine, double panelled radiator, under stairs storage cupboard, two timber framed side facing single glazed window and one timber framed rear facing single glazed window, tiled flooring.
FIRST FLOOR LANDING	With gallery rail to landing, storage cupboard with side facing timber framed single glazed window, under stairs storage cupboard, door leading to second floor.
BATHROOM	9'0" x 7'2" (2.74m x 2.18m) Three piece suite comprising bath with "Gainsborough Sovereign" shower over and screen, tiled to water sensitive areas, double panelled radiator, rear facing UPVC double glazed window.
BEDROOM 2	12'3" x 9'1" (3.73m x 2.77m) With rear facing UPVC double glazed window, coving to ceiling, cylinder and hot water tank with storage cupboard housing, radiator.
BEDROOM 1	15'0" x 11'11 (4.57m x 3.63m) With front facing UPVC double glazed window, brick built inset for open fire, radiator, original wooden flooring.
SECOND FLOOR LANDING	
BEDROOM 3	16'10" x 14'1" (5.16m x 4.29m) With front facing UPVC double glazed window, eaves sloping roof. Original wooden flooring.
EXTERIOR	
REAR GARDEN	Comprising yard with communal path and private rear lawned area.
FRONT GARDEN	With flagged area and shrubs.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band A.
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.



Energy Efficiency Rating data is provided by an independent qualified professional as required by current legislation and contracted for and on behalf of the property vendor. Homefinder does not undertake This type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.



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.