

# Eastfield Road, Bridlington



**Semi Detached House**  
**Three Bedrooms**  
**Lounge**  
**Dining Room**  
**Kitchen**

**Ground Floor WC**  
**1st Floor Bathroom/Sep. WC**  
**Full UPVC Double Glazing**  
**Low Maintenance Front Garden**  
**Private Lawned Rear Garden**

Offers Based on  
**£119,950**



**Independent  
Estate Agents**

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

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# PROPERTY SPECIFICATION

## 31, EASTFIELD ROAD, BRIDLINGTON

<b>LOCATION</b>	Situated to the northern side of Bridlington, in a popular residential area off Sewerby Road. Nearby amenities include schools, library, supermarket, pub/restaurant and a bus route to the town centre.
<b>PROPERTY</b>	This three bedroomed semi detached house benefits from, full UPVC double glazing and gardens to the front and rear.
<b>ENTRANCE HALL</b>	With UPVC double glazed entrance door, laminate flooring, dado rail radiator and side facing UPVC double glazed window.
<b>GROUND FLOOR WC</b>	2'3" x 4'4" (0.69m x 1.32m) With side facing UPVC double glazed window, hand washbasin and WC.
<b>KITCHEN</b>	8'11" x 8'5" (2.72m x 2.57m) Fitted with a range of modern wall mounted and base level units with worktops over, plumbing for automatic washing machine and dishwasher, modern ceiling spotlights, side facing UPVC double glazed window, UPVC double glazed exit door leading to rear garden.
<b>DINING AREA</b>	10'10" x 9'10" (3.30m x 3.00m) With rear facing UPVC double glazed window, radiator, open archway leading to lounge.
<b>LOUNGE</b>	12'10" x 13'4" (3.91m x 4.06m) With front facing UPVC double glazed window, open coal fire with tiled inset & hearth, radiator.
<b>1<sup>st</sup> FLOOR LANDING</b>	With side facing UPVC double glazed window, dado rail.
<b>SEPERATE WC</b>	2'8" x 5'10" (0.81m x 1.78m) Half tiled with side facing UPVC double glazed window, low flush WC.
<b>BATHROOM</b>	5'6" x 5'10" (1.68m x 1.78m) With rear facing UPVC double glazed window, white two piece suite comprising of pedestal hand washbasin and panelled bath, roof void access hatch, extractor fan, laminate flooring.
<b>BEDROOM 1</b>	13'2" x 13'5" (3.99m x 4.09m) With front facing UPVC double glazed window, electric storage heater.
<b>BEDROOM 2</b>	9'11" x 10'9" (3.02m x 3.28m) With rear facing UPVC double glazed window, electric storage heater, tank and towel storage cupboard.
<b>BEDROOM 3</b>	8'6" x 8'11" (2.59m x 2.72m) With front facing UPVC double glazed window, electric storage heater, dado rail.
<b>REAR GARDEN</b>	Comprising of a patio and decorative stoned area, brick built shed, separate lawned area with hedged and fenced boundaries.
<b>FRONT GARDEN</b>	Decorative stoned front garden with flower and shrub beds and borders.
<b>COUNCIL TAX</b>	Band B
<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, aeriels, 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.