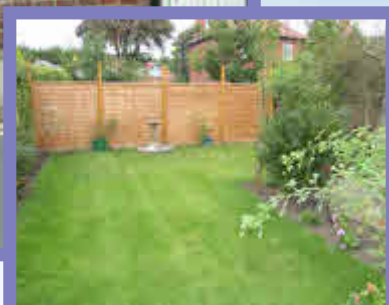


First Avenue, Bridlington



VIEWING ESSENTIAL



**Superb Detached House
Three Bedrooms
Lounge
Dining Room
Fitted Modern Kitchen
Ground Floor WC**

**Bathroom/WC
Utility Room
Majority UPVC Double Glazing
Gas Central Heating
Private Lawned Rear Garden
Popular Residential Location**

Offers Based on

£174,950



**Independent
Estate Agents**

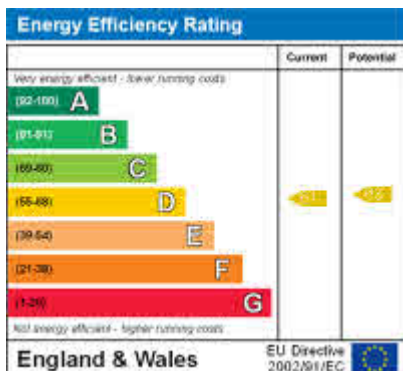
34 Quay Road
Bridlington, YO15 2AP
Tel: 01262 424274
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www.HomefinderLtd.co.uk

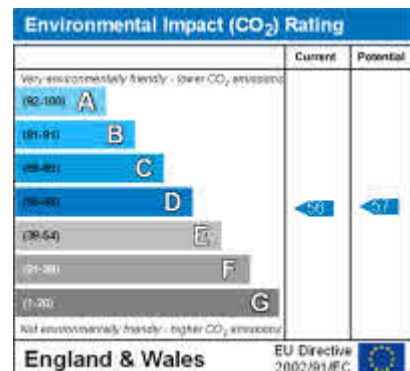
PROPERTY SPECIFICATION

17 FIRST AVENUE, BRIDLINGTON.

LOCATION	Situated on the ever popular Avenues development, First Avenue runs between Flamborough Road and North Marine Road. The North bay sea and beach are very close by and shops and leisure facilities are within easy walking distance.
PROPERTY	This three bedroomed detached property is in excellent order throughout and in our opinion must be viewed early to avoid disappointment. The property benefits from majority UPVC double glazing, gas central heating, private enclosed rear garden, recently installed in 2006 cavity wall and loft insulation.
ENTRANCE PORCH	With side facing UPVC double glazed Georgian panels, leaded light decorative picture window to hall, tiled flooring.
ENTRANCE HALL	Stairs to first floor, radiator, telephone point, understairs store cupboards with electric light and power, coving to ceiling, side facing glazed window.
LOUNGE	18' x 13'6" (5.49m x 4.11m) Into UPVC double glazed leaded light bay window, feature fire surround with electric fire and inset, coving to ceiling, television point, laminate flooring, three panelled radiators, door leading to :
STUDY	13'2" x 6'7" (4.01m x 2.01m) Currently used as a bedroom, front facing UPVC double glazed window, radiator, coving to ceiling, rear facing UPVC double glazed window.
DINING ROOM	16'6" x 13'5" (5.03m x 4.09m) With rear facing UPVC double glazed windows, fitted cupboards and shelving to recess, feature fire surround with fitted contemporary gas suite, concealed lighting, television point, laminate style wood flooring, radiator, breakfast hatch to kitchen.
KITCHEN	16'5" x 8'2" (5.00m x 2.49m) Fitted with a modern range of wall mounted and base level units with worktops over and tiled splash backs, tiled to water sensitive areas, 1.5 bowl sink with water filter, "Leisure Cookmaster" double oven and grill with 6 ring gas hob and griddle, radiator, door leading to ground floor WC and utility room,
FIRST FLOOR LANDING	Side facing feature leaded light window, roof void access hatch with ladder, gas central heating boiler with storage cupboard housing, coving to ceiling.
LOFT	Partly boarded, glazed roof window, central heating and hot water combination boiler.
BEDROOM 1	15'0" x 13'5" (4.57m x 4.09m) With front facing UPVC double glazed leaded light window, built-in wardrobe, side facing UPVC double glazed window, storage cupboard, radiator.
BEDROOM 2	12'11" x 11'0" (3.94m x 3.35m) With rear facing UPVC double glazed window, hand wash basin, coving to ceiling, radiator, fitted mirrored wardrobe units.
BEDROOM 3	9'2" x 7'2" (2.79m x 2.18m) With front facing and side facing UPVC double glazed leaded light windows, radiator.
BATHROOM	7'10" x 6'2" (2.39m x 1.88m) Two piece suite comprising "Whirlpool " bath with shower tap extension, pedestal hand wash basin, tiled to water sensitive areas, coving to ceiling, UPVC double glazed window, radiator.
SEPARATE WC	With side facing timber framed single glazed window, coving to ceiling, low flush WC.
EXTERIOR COVERED WALKWAY	This being full length of property, sloping glazed roof, separate WC with side facing UPVC double glazed window, utility room comprising side facing UPVC double glazed window, Belfast sink, aluminium glazed door leading to rear garden.
FRONT AND REAR	Private enclosed forecourt garden, access at the side leads to the rear garden which is laid to lawn with mature shrubs, flower borders and fruit trees.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band D.
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.