

# Fourth Avenue, Bridlington



**Individual Detached House**  
**Three Bedrooms**  
**Lounge**  
**Dining Room**  
**Fitted Kitchen**  
**Bathroom/WC**

**Gas Central Heating**  
**UPVC Double Glazing**  
**Private Enclosed Rear Garden**  
**Garage and Driveway**  
**Parking For One Vehicle**  
**Popular "Avenues" Location**

Offers Based on

**£234,995**



**Independent  
Estate Agents**

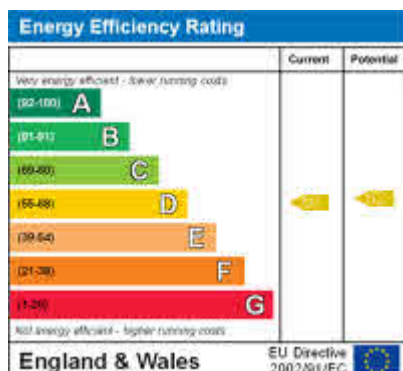
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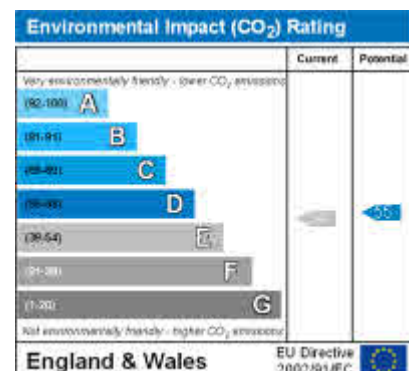
# PROPERTY SPECIFICATION

## 13 Fourth Avenue, Bridlington.

<b>LOCATION</b>	Situated on the ever popular Avenues development off Flamborough Road, Fourth Avenue runs between First avenue and Second avenue. The North Bay seafront and Sewerby and Flamborough cliffs are very close by and shops and leisure facilities are within easy walking distance.
<b>PROPERTY</b>	This individual detached three bedroomed house is in our opinion a superb property and must be viewed internally to fully appreciate its appeal. The property benefits from UPVC double glazing, gas central heating, private enclosed rear garden, driveway with parking for One vehicles and garage.
<b>ENTRANCE ENTRANCE HALL</b>	Exterior arched porch way with two UPVC double glazed doors into: 13'3" x 7'0" (4.04m x 2.13m) With UPVC double glazed door and side flanking windows with decorative glass, stairs leading to upper floor, widening to vestibule with doors off to lounge, dining room and kitchen diner, coving to ceiling, radiator, meter cupboard with fuse box and trip switches.
<b>LOUNGE</b>	16'2" x 12'3" (into bay) (4.93 x 3.73m) With front facing UPVC double glazed walk in bay with leaded light windows, coving to ceiling, tiled grey hearth and mantle with open fire grate and electric log effect fire, double panelled radiator, double doors leading to:
<b>DINING/SITTING ROOM</b>	17'7" x 11'8" (5.36m x 3.56m) With marble raised fire surround and inset flame effect electric fire, rear facing double glazed full wall picture window overlooking rear garden, coving to ceiling, centre ceiling and wall lights, double panelled radiator, door leading to hallway and sliding door to kitchen diner.
<b>KITCHEN/DINER</b>	14'7" x 12'10" (L shaped) (4.45m x 3.91m) Fitted with a range of wall mounted and base level units with worktops over, tiled to water sensitive areas, built-in eye level double oven and electric hob, stainless steel sink and mixer taps, original feature built-in cupboards and safe, double panelled radiator, side facing UPVC double glazed window, rear facing sliding patio doors for access to rear garden, door to rear entrance lobby with Separate WC.
<b>GROUND FLOOR WC</b>	7'8" x 3'0" (2.34m x 0.91m) Half tiled, low flush WC, fitted corner vanity unit with hand washbasin, heated towel rail.
<b>REAR ENTRANCE LOBBY</b>	7'8" x 4'3" (2.34m x 1.30m) With UPVC double glazed entrance door, cloak cupboard, plumbing for automatic washing machine.
<b>FIRST FLOOR LANDING BEDROOM 1</b>	With two side facing UPVC feature windows with coloured leaded glazing, 16'2" x 10'8" (4.93m x 3.25m) Front facing UPVC double glazed walk-in bay window with leaded light insets, coving to ceiling, built-in wardrobes with centre vanity shelf and drawers, alcove storage top boxes, vanity mirror with light, centre ceiling and over bed lights, radiator.
<b>BEDROOM 2</b>	13'7" x 10'8" (4.14m x 3.25m) With rear facing UPVC double glazed windows over looking rear garden, built-in wardrobes and storage with vanity shelf and drawers, centre ceiling and over bed lighting, radiator.
<b>BEDROOM 3</b>	11'3" x 7'3" (maximum) (3.43m x 2.21m) With front facing UPVC double glazed leaded light window and side facing UPVC double glazed window, built-in wardrobe and drawer unit, radiator.
<b>BATHROOM</b>	9'8" x 7'8" (2.95m x 2.34m) Fully tiled bathroom with coloured three piece suite comprising bath with shower from mixer taps, pedestal hand wash basin, low flush WC, built-in original cupboard with new "Ideal ISAR HE30" boiler fitted in January 2010, towel storage, a range of fitted cupboards and shelves, roof void access hatch, ceiling spot lights, shaving point, rear and side facing UPVC double glazed windows with opaque glass, radiator.
<b>EXTERIOR FRONT</b>	Integral garage with up and over door, private driveway with parking for one vehicle, gravelled area with corner planting bed, decorative iron railings and matching double gates for access.
<b>REAR GARDEN</b>	Private enclosed rear garden with walled and fenced boundaries, paved patio area with low ornate wall and iron arch leading onto large lawned area with side and bottom flower and shrub borders, large timber garden shed, greenhouse, side passage leading to front of property via gated access.
<b>SERVICES COUNCIL TAX VIEWING</b>	Mains gas, water and electricity. Band D 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.