

Flat - Haslemere Avenue, Bridlington



Ground Floor Flat
Excellent Condition Throughout
Private Side Entrance
One Double Bedroom
Lounge
Newly Fitted Kitchen

Modern Bathroom/WC
Gas Central Heating
Majority UPVC Double Glazing
Garage
Freehold Tenure
No Onward Chain

Offers Based on
£75,000



**Independent
Estate Agents**

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

www.HomefinderLtd.co.uk

PROPERTY SPECIFICATION

FLAT 1, 2, HASLEMERE AVENUE, BRIDLINGTON.

LOCATION	Haslemere Avenue is situated in close proximity to the town centre with all its amenities. The North beach, promenade and harbour areas are also within easy walking distance.
PROPERTY	This one bedroomed, fully self-contained, ground floor flat, which has recently been fitted with new kitchen and bathroom also benefits from majority UPVC double glazing, gas central heating and garage. The flat has been newly decorated and carpeted in neutral colours throughout and is being sold with no onward chain.
ENTRANCE HALL	6'10" x 6'3" (2.08m x 1.91m) Private side entrance with timber framed door, triple spotlight fitting, coving to ceiling, central heating radiator, new neutral décor and carpet, doors off leading to bathroom and kitchen, door leading to integral garage.
KITCHEN	12'0" x 8'8" (3.66m x 2.64m) Newly fitted with a range of modern base level units with worktops over and tiled surrounds, stainless steel sink and mixer tap, built-in "Zanussi" electric double oven, gas hob and "Hotpoint" filter hood over, plumbing for automatic washing machine, central heating radiator, laminate flooring, side facing UPVC double glazed window, door leading to
INNER HALLWAY	12'0" x 3'0" (3.66m x 0.91m) With walk-in cupboard housing "Saunier Duval" central heating and hot water boiler, new neutral décor and carpet.
BEDROOM	11'10" x 8'6" (maximum) (3.61m x 2.59m) With rear facing UPVC double glazed window, coving to ceiling, central heating radiator, new neutral décor and carpet.
LOUNGE	14'0" (maximum) x 14'0" (maximum) With timber framed walk-in bay window, coving to ceiling, central heating radiator, new neutral décor and carpet.
BATHROOM/WC	8'8" x 6'7" (2.64m x 2.01m) With newly fitted modern white suite comprising panelled bath with shower attachment from mixer tap, shower rail, pedestal hand washbasin and low flush WC, fully tiled to bath/shower area, half-tiled to other water sensitive areas, central heating radiator, triple spotlight fitting, new neutral décor and carpet, tall UPVC double glazed "tilt and turn" window with Venetian blind allowing access to small private rear yard.
GARAGE	16'6" x 9'8" (internal measurements) with up-and-over door, power and light connected.
EXTERIOR	
FRONT	Small concreted forecourt area with walled boundaries.
REAR	Small private rear yard (accessed via bathroom).
TENURE	Freehold.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band A.
VIEWING	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, 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.