

Havelock Crescent, Bridlington



REDUCED

**Mid Terraced House
In Good Condition Throughout
Three Bedrooms (2 Double)
Lounge
Separate Dining Room
Fitted Kitchen**

**Ground Floor Bathroom/WC
Gas Central Heating
Burglar Alarm System
Enclosed Rear Courtyard
Ideal For Investment Buyer
Close to Local Amenities**

Offers Based on

£99,950



**Independent
Estate Agents**

34 Quay Road
Bridlington, YO15 2AP
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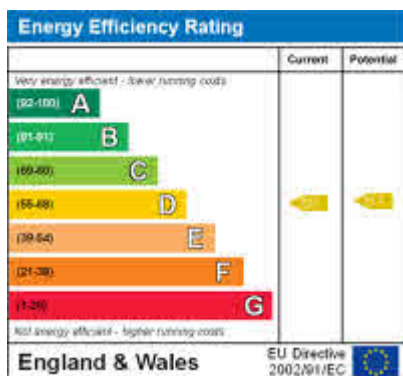
www.HomefinderLtd.co.uk

PROPERTY SPECIFICATION

8, HAVELOCK CRESCENT, BRIDLINGTON.

LOCATION	Situated off Quay Road and within walking distance of both the town centre and Old Town area of Bridlington. Nearby amenities include schools, a variety of shops and bus route to the town centre.
PROPERTY	This traditional mid terraced house, which is presented in good decorative order throughout, benefits from gas central heating and burglar alarm system.
ENTRANCE HALL	With dado rail, radiator, staircase leading to upper floor.
LOUNGE	13'6" x 13'1" (4.11m x 3.99m) With front facing walk-in bay window, original cornice to ceiling, gas fire with tiled hearth and inset and wooden surround, radiator.
DINING ROOM	12'4" (maximum) x 12'2" (3.76m x 3.71m) With rear facing window, wall mounted gas fire, radiator, understairs cupboard.
GROUND FLOOR BATHROOM/WC	8'6" x 4'8" (2.59m x 1.42m) Tiled to water sensitive areas with three piece suite comprising panelled bath, vanity sink unit and WC, radiator, rear facing window.
KITCHEN	14'9" x 6'3" (4.50m x 1.91m) Fitted with a range of modern wall mounted and base level units with worktops over, tiled surrounds, plumbed for automatic washing machine, radiator, 2 x side facing windows, side facing exit door to rear courtyard.
FIRST FLOOR ½ LANDING	With rear facing window, wall mounted "Worcester 240" central heating and hot water boiler.
FIRST FLOOR LANDING	With roof void access hatch, original spindled banister.
BEDROOM 1	13'4" x 11'10" (4.06m x 3.61m) With rear facing window, radiator.
BEDROOM 2	11'8" x 11'4" (3.56m x 3.45m) With front facing window, radiator.
BEDROOM 3	9'0" x 6'6" (2.74m x 1.98m) With front facing window, radiator.
EXTERIOR	
FRONT	Small walled and gated front garden with flower border.
REAR	Enclosed courtyard with security light, timber storage shed.
SERVICES	Mains gas, electricity and water.
COUNCIL TAX	Band A.
VIEWING	Strictly 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.



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.

