

Havelock Place, Bridlington



Semi Detached Cottage
Listed Building
Good Order Throughout
Three Bedrooms
Lounge
Dining Room

Fitted Kitchen
Original Glass Panelled
Windows
Private Enclosed Rear Garden
Garage With Space For Parking
Close To Local Amenities

Offers Based on

£148,000



Independent
Estate Agents

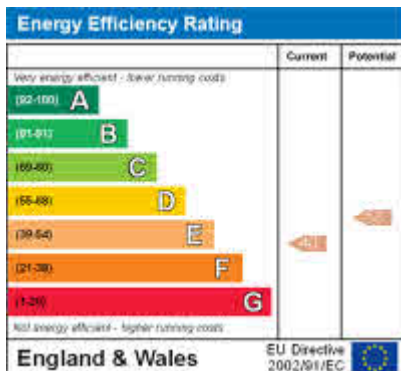
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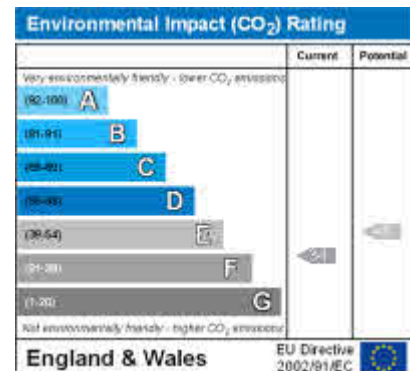
PROPERTY SPECIFICATION

4, HAVELOCK PLACE, BRIDLINGTON

LOCATION	Situated off Quay Road within easy walking distance to 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	A rare opportunity has arisen to acquire a well maintained three bedroomed cottage, built in 1860 and therefore being a listed building. The property retains many original features and benefits from gas central heating, original windows, private garden and garage.
ENTRANCE	With dado rail, half glazed entrance door leading to:
INNER VESTIBULE	With Fully glazed door.
HALLWAY	With Picture window to lounge, dado rail, radiator, door leading to:
DINING ROOM	13'1'' x 12'2'' (3.99m x 3.71m) Fitted wooden fire surround and gas fire with tiled hearth and inset, storage cupboard, aluminium sliding patio door leading to garden, radiator, sliding doors leading to:
LOUNGE	12'7'' x 11'1'' (3.84m x 3.38m) Feature fire place with original internal brick free standing grate with tiled hearth and wooden surround, original cornice to ceiling, picture rail, television point, radiator, front facing timber framed sash window with Georgian glass panels, radiator.
KITCHEN	14'0'' (maximum) x 7'5'' (4.27m x 2.26m) Fitted with a range of wall mounted and base level units, tiled to sensitive areas, two side facing timber framed windows, electric oven and hob with extractor hood over, plumbing for automatic washing machine, radiator, rear facing timber framed with Georgian glass panels.
LANDING	With rear facing timber framed single glazed Georgian glass panel windows, dado rail, storage cupboard, gallery rail, door leading to bedroom 3 on second floor.
BEDROOM 1	12'7'' x 10'5'' (3.84m x 3.18m) With rear facing timber framed Georgian glass panel windows, radiator.
BEDROOM 2	12'0'' x 10'8'' (3.66m x 3.25m) With front facing single glazed sash window with Georgian glass panels, storage cupboard, radiator.
BATHROOM	8'5''x 5'7'' (2.57m x 1.70m) Fitted with three piece suite comprising bath with pedestal hand wash basin, low flush WC, tiled to water sensitive areas, radiator, front facing timber framed sash window.
BEDROOM 3	15'5'' x 14'11'' (4.70m x 4.55m) With rear facing UPVC double glazed dormer window, gallery rail, radiator, eaves sloping roof.
EXTERIOR	
REAR GARDEN	Private enclosed lawned rear garden with brick and fenced boundaries, flower and shrub borders, security light, side door to garage.
GARAGE	Private garage with up and over door and space for parking.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	TBC
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.