

Headlands Drive, Bridlington



Modern Extended Quarter House
Ideal 1st Time or Investment Buy
One Double Bedroom
Entrance Porch
Lounge
Fitted Kitchen

Bathroom/WC with Shower
UPVC Double Glazing
Gas Central Heating
Private Parking Bay
Lawned Front & Side Gardens
No Onward Chain

Offers Based on
£91,000



**Independent
Estate Agents**

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PROPERTY SPECIFICATION

11 HEADLANDS DRIVE, BRIDLINGTON.

LOCATION	Situated to the Northern side of the resort, off Martongate. Nearby amenities include library, supermarket, a variety of local shops including post office on Marton Road and bus route to the town centre.
PROPERTY	This one bedroomed extended quarter-house has UPVC double glazed windows and UPVC internal door from porch to lounge, gas central heating, private parking bay and private lawned garden to the front and side. The property is being offered for sale with no onward chain and would be ideal either for first time buyers or as an investment purchase.
ENTRANCE PORCH EXTENSION	13'10" x 2'6" (4.22m x 0.76m) Providing a useful additional storage area with timber entrance door at the side of the property, side facing UPVC double glazed window with venetian blind, wood panelling to walls, ceramic tiled floor and UPVC double glazed door leading to ...
LOUNGE	8'11" widening to 15'8" x 13'1" (maximum) (2.72m to 4.78m x 3.99m) With front facing UPVC double glazed window fitted with vertical blind, laminate flooring, wall mounted gas fire, radiator, coving to ceiling, quad spotlight fitting, wrought iron spiral staircase leading to upper floor, folding door leading through to ...
KITCHEN	6'5" x 5'7" (1.96m x 1.70m) Fitted with a range of modern base and wall mounted units with worktops over, stainless steel sink with mixer tap, tiled surrounds, front facing UPVC double glazed window fitted with vertical blind, plumbing for automatic washing machine, space for cooker with filter hood over and space for fridge.
FIRST FLOOR	
LANDING	With doors leading off to bedroom and bathroom.
BEDROOM	13'0" x 8'0" (3.96m x 2.44m) With front and side facing UPVC double glazed windows, coving to ceiling, built-in wardrobe and storage cupboard with pine louvred doors, radiator, roof void access hatch with fitted loft ladder (central heating and hot water combination boiler located in roof void area), quad spotlight fitting, pine door.
BATHROOM/WC	7'3" x 5'6" (2.21m x 1.68m) Fully tiled and fitted with modern white suite comprising panelled bath with "Gainsborough 9.5 Delux" electric shower over, pedestal wash hand basin and low flush WC, front facing opaque UPVC double glazed window fitted with venetian blind, radiator, pine wall mounted cabinet and towel rail, vinyl flooring, pine door.
EXTERIOR	
FRONT	Lawned front garden extending to the side of the property, private off road parking space.
SIDE	Shared refuse storage area and laundry drying area.
SERVICES	Mains gas, water (meter) 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.