

Kirkgate, Old Town, Bridlington



**Ground Floor Flat
One Bedroom
Freehold Tenure
Lounge / Diner
Modern Fully Fitted Kitchen**

**Modern Bathroom & WC
Gas Central Heating
UPVC Double Glazing
Enclosed Rear Garden
Popular Old Town Location**

Offers Based on

£64,950



**Independent
Estate Agents**

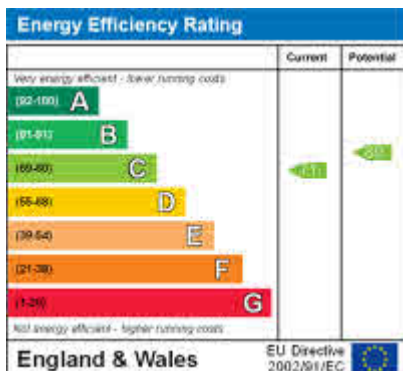
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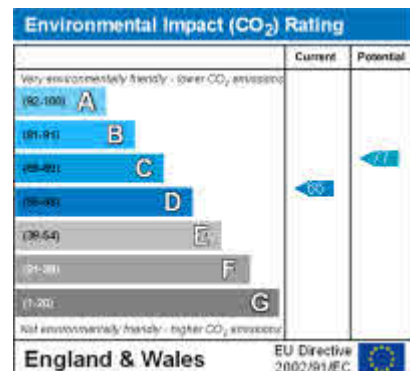
PROPERTY SPECIFICATION

10A KIRKGATE , BRIDLINGTON.

LOCATION	Situated towards the outskirts of Bridlington in the old town area close to priory church and within easy walking distance to many local amenities on the high street. Local schools are also situated close by, a regular bus service provides access in and around Bridlington
PROPERTY	This ground floor one bedroomed freehold flat is in good condition throughout and benefits from gas central heating, double glazing. It includes a private entrance and a large shared walled garden.
ENTRANCE HALL	16' (4.88m) Communal and private entrance, radiator, storage cupboard.
LOUNGE	14'2'' x 11'4'' (4.32m x 2.45m) With front facing UPVC double glazed window, television point, wall lights.
KITCHEN	8'5'' x 8'2'' (2.57m x 2.49m) Fitted with a range of modern wall mounted and base level units with worktops over, fully tiled, plumbed for automatic washing machine, central heating and hot water combination boiler, radiator.
BATHROOM	7'1'' x 6'6'' (2.16m x 1.98m) Fitted with a white three piece suite comprising bath with over shower and glass screen, pedestal hand wash basin, low flush WC, tiled to water sensitive areas, radiator, rear facing UPVC double glazed window.
BEDROOM 1	14'2'' x 9'2'' (4.32m x 2.79m) Front facing UPVC double glazed window, storage cupboard, wall light, radiator.
EXTERIOR	Large private shared walled garden to rear.
CHARGES	Maintenance fee: £125 per year.
COUNCIL TAX	Band A.
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.