

Longleat Avenue, Bridlington



**Semi-Detached House
Good Condition Throughout
Three Bedrooms,
Lounge
Dining Area
Fitted Kitchen**

**Ground Floor WC
Bathroom/WC
Gas Central Heating
Full UPVC Double Glazing
Private Driveway And Garage
Front And Rear Gardens**

Offers Based on
£154,950



**Independent
Estate Agents**

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PROPERTY SPECIFICATION

3 LONGLEAT AVENUE, BRIDLINGTON

LOCATION	Situated to the Northern outskirts of Bridlington on the recently constructed development off Martongate. Local amenities are situated close by these include supermarket, library and schools, a regular bus service provides Town Centre access.
PROPERTY	This well presented three bedroomed semi-detached house benefits from full UPVC double glazing, gas central heating, driveway and garage, front and rear gardens.
ENTRANCE HALL	With quarter glazed aluminium banded entrance door, radiator with cover.
GROUND FLOOR WC	5'4'' x 2'6'' (1.63m x 0.76m) Fitted with pedestal hand wash basin, low flush WC, tiled to water sensitive areas, front facing UPVC double glazed window.
LOUNGE	16'5'' x 10'10'' (5.00m x 3.30m) With front facing UPVC double glazed window, radiator, understairs cupboard, archway leading to:
DINING AREA	9'11'' x 7'6'' (3.02m x 2.29m) With UPVC double glazed patio doors leading to rear garden, radiator, archway leading to:
KITCHEN	9'4'' x 6'3'' (2.84m x 1.91m) With Modern wall mounted and base level units with worktops over, fitted electric oven and gas hob with extractor hood over, plumbing for automatic washing machine, "Baxi " central heating and hot water combination boiler, ceiling spot lights, rear facing UPVC double glazed window.
FIRST FLOOR LANDING	With roof void access hatch, radiator.
BEDROOM 1	15'0'' x 9'5'' (4.57m x 2.87m) With two front facing UPVC double glazed windows, airing cupboard, radiator.
BEDROOM 2	10'3'' x 7'4'' (3.12m x 2.24m) With rear facing UPVC double glazed window, radiator.
BEDROOM 3	8'2'' x 6'10'' (2.49m x 2.08m) With rear facing UPVC double glazed window, radiator.
BATHROOM/WC	7'7'' x 5'8'' (2.31m x 1.73m) Fitted with three piece suite comprising bath with shower from taps, pedestal hand wash basin, low flush WC, tiled to water sensitive areas, radiator, extractor fan, side facing UPVC double glazed window.
EXTERIOR	
FRONT	Open plan lawned garden with shrubs and pathway leading to front entrance door.
REAR	Private enclosed rear garden with fenced boundaries, flower and shrub borders, lawned areas with decorative paving stones.
DRIVEWAY	With private driveway leading to:
GARAGE	Private garage of brick construction with up and over door, electricity connected.
REAR GARDEN	
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band C.
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.

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.