

“Mayville” Marshall Avenue, Bridlington



Victorian Semi-Detached House **Gas Central Heating Throughout**
Guest House/Bed and Breakfast **Fire Alarm and Emergency**
BHGHA Registered Guest House **Lighting**
8 Letting Rooms **Private Patio & Gardens**
Large Catering Kitchen **Well Appointed Throughout**
Owners Living Accommodation **Close To Town Centre**

Offers Based on
£179,950



**Independent
Estate Agents**

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PROPERTY SPECIFICATION

“Mayville” Marshall Avenue

LOCATION	Situated in Bridlington’s town centre, this property is in perfect location for all amenities, shops, bars and restaurants. The north and south beach are also located close by.
PROPERTY	This Victorian semi detached 8 bedroomed property is in excellent order throughout and benefits from gas central heating, full fire alarm system with emergency lighting and large rear courtyard. This property is also registered with the B.H.G.H.A (Bridlington Hotel & Guest House Association.)
ENTRANCE HALL	With outer porch, inner hall, radiator, picture rail.
GUEST LOUNGE	15’7’’ x 12’2’’ (4.75m x 3.71m) With walk-in bay period window, ornate cornice, ceiling rose and skirting, vanity window to the dining room.
GUEST DINING ROOM	14’2’’ x 12’5’’ (4.32m x 3.78m) With sash window, understairs niche and cupboard, radiator.
FIRST FLOOR	
BATHROOM	Fitted with white three piece suite comprising bath with shower from mixer tap, pedestal hand wash basin and WC. side facing sash window, radiator.
SEPARATE WC	With low flush WC.
BEDROOM 1	15’6’’ x 9’8’’ (4.72m x 2.95m) Double room with side facing timber framed single glazed sash window, built-in wardrobes and hand wash facilities, radiator.
BEDROOM 2	12’2’’ x 10’9’’ (3.71m x 3.28m) With rear facing sash window, many period features, hand wash facilities, radiator.
BEDROOM 3	15’4’’ x 9’10’’ (4.67m x 3.0m) With front facing sash window, En suite-with shower, hand wash basin and WC, radiator.
BEDROOM 4	12’4’’ x 9’2’’ (7.76m x 9’2’’m) Single bedroom with front facing window, hand wash facilities, radiator.
SECOND FLOOR	
BATHROOM	8’10’’ x 6’9’’ (2.69m x 2.06m) Part tiled with coloured bathroom suite, vinyl flooring, dormer sash window.
BEDROOM 5	15’2’’ x 10’11’’ (4.62m x 3.33m) Twin bedroom with hand wash facilities, rear facing window, radiator.
BEDROOM 6	12’1’’ x 9’9’’ (3.68m x 2.97m) Double bedroom with hand wash facilities, radiator, rear facing bay window.
BEDROOM 7	13’1’’ x 10’10’’ (3.99m x 3.30m) Triple family bedroom with hand wash facilities, rear facing dormer window, radiator.
BEDROOM 8	15’7’’ x 10’0’’ (4.75m x 3.05m) Quad family bedroom with hand wash facilities, front facing arched window, radiator.
SHOWER ROOM	8’7’’ x 3’0’’ (2.61m x 0.91m) With new shower cubicle and low flush WC.
OWNERS ACCOMODATION	
OWNERS LOUNGE	13’5’’ x 11’11’’ (4.09m x 3.63m) With half octagonal walk-in bay window, Fitted adams style fire surround with marble inset and coal effect gas fire.
KITCHEN	11’8’’ x 10’4’’ (3.56m x 3.15m) Fully tiled and fitted with wall mounted and base level units with worktops over, stainless steel sink with mixer tap, plumbing for dishwasher, double catering cooker plus warming oven, breakfast bar.
UTILITY ROOM	Fully tiled, plumbing for automatic washing machine and dryer, hand wash basin, access to large walk-in pantry and walk-in storage cupboard.
CONSERVATORY	Timber built with clear polycarbonate roof.
OWNERS BEDROOM	8’9’’ x 7’4’’ (2.67m x 2.24m) Spacious room with window.
OWNERS STUDY/LOUNGE	11’11’’ x 9’6’’ (3.63m x 2.90m) With gas wall heater, door leading to the rear garden.
OWNERS BATHROOM	8’11’’ x 4’0’’ (2.72m x 1.22m) Fitted with modern white three piece suite comprising bath with over bath shower, pedestal hand wash basin, low flush WC, extractor fan, heated towel rail and wall heater.
EXTERIOR	With large court yard and raised patio area, side access from front to rear, brick built storage shed approx 16’ x 6’ (4.88m x 4.83m) plus metal garden tool storage unit.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	TBC
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.