

**EXTERIOR**

**FRONT GARDEN** - Long sweeping gravelled drive leading to rear access and double garage, two large lawned areas, wooded area, trees and shrubs, brick wall surround.

**REAR GARDEN** - Decorative paving, patio area, lawned, shrubs, trees, brick wall surround, double garage with electric doors.



**DOUBLE GARAGE** - Side door access, side facing single glazed wood window, electric up and over doors, circular feature window.

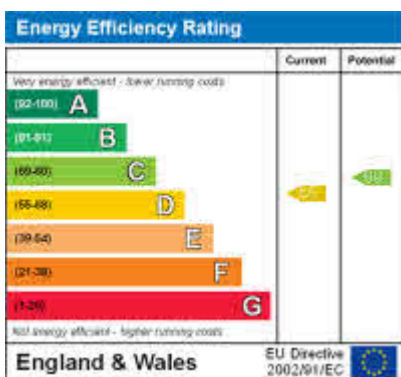


**SERVICES**

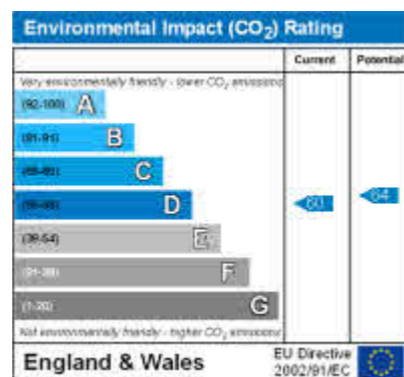
Mains gas, water and electricity.

**COUNCIL TAX** - Band F

**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.*

Martongate, Bridlington



**Superior Detached House**  
**Four Bedrooms (1 En-Suite)**  
**Large Lounge**  
**Dining Room**  
**Fitted Kitchen**  
**Study**

**Bathroom**  
**Gas Central Heating**  
**Delightful Gardens**  
**Double Garage & Driveway with**  
**Parking For Several Vehicles**  
**Prestigious Location**

Offers Over  
**£395,000**



[www.HomefinderLtd.co.uk](http://www.HomefinderLtd.co.uk)

**Independent Estate Agents**

34 Quay Road  
 Bridlington, YO15 2AP  
 Tel: 01262 424274  
 Fax: 01262 403071



# PROPERTY SPECIFICATION

## 5 Martongate, Bridlington, East Yorkshire, YO16 6YS

**LOCATION** - Situated to the northern side of Bridlington, nearby amenities include schools, public library, supermarket, shops, pub/restaurant.

**PROPERTY** - Large detached four bedroomed house set within its own grounds. This house benefits from impressive front and rear gardens with sweeping gravelled drive to double garage at the rear, balcony, En-Suite to master bedroom and gas central heating.

**PORCH** - Red tiled porch with two original pillars, wood panelled door with glass surrounds leading to hallway..

**ENTRANCE HALL** - Original coving to ceiling, two ceiling roses, large open plan staircase leading to gallery railed landing, under stairs storage cupboard, radiator.



**LOUNGE** - 25'10" x 15'5" (7.87m x 4.70m). Front facing large Georgian glass bay window, 2 side facing arched feature windows, rear facing aluminium double glazed patio sliding doors, marble hearth and inset with wood surround, original coving to ceiling, two ceiling roses, two radiators, glass panelled door to hallway.

**STUDY** - 7'6" x 10'5" (2.29m x 3.18m). Rear facing aluminium sliding patio doors, radiator.



**W.C./CLOAKROOM** - 5'9" x 5'0" (1.75m x 1.52m). Rear facing wooden single glazed window, hand wash basin with vanity unit.

**DINING ROOM** - 11'3" x 15'1" (3.43m x 4.60m). Front facing bay window, side facing arched Georgian payne feature window, original coving to ceiling, ceiling rose, radiator.

**UTILITY ROOM** - 11'4" x 6'5" (3.45m x 1.96m). Side facing single glazed window, side facing ½ glazed wooden door, ½ tiled, cupboards,

**KITCHEN** - 12'7" x 14'5" (3.84m x 4.39m). Side facing aluminium double glazed sliding doors, modern units, built-in electric oven, hob and extractor fan, 'B.Gas 330+' combi boiler, tiled to water sensitive areas, coving to ceiling, radiator, plumbing for dishwasher etc.



## FIRST FLOOR

**LANDING** - Large landing area, front facing sliding doors leading onto a large balcony, gallery rail, roof hatch, radiator.

**BEDROOM 1** - 13'0" x 14'9" (3.96m x 4.50m). Rear facing single glazed wood window, built-in wardrobes, coving to ceiling, radiator, door to en-suite.



**EN-SUITE** - 9'4" x 8'11" (2.84m x 2.72m). Rear facing single glazed wood window, 5 piece bathroom suite comprising of a corner shower cubicle, corner bath, hand wash basin, W.C and bidet, fully tiled, radiator.

**BEDROOM 2** - 11'1" x 14'11" (3.38m x 4.55m). Front facing single glazed Georgian wood window, built-in wardrobes, coving to ceiling, radiator.

**BEDROOM 3** - 15'7" x 11'3" (4.75m x 3.43m). Front facing single glazed wood window, coving to ceiling, radiator.

**BEDROOM 4** - 11'1" x 11'0" (3.38m x 3.35m). Side facing single glazed wood window, coving to ceiling, radiator, sink vanity unit, cylinder airing cupboard.

**BATHROOM** - 8'10" x 7'4" (2.69m x 2.24m). Rear facing single glazed wood window, over bath shower with curtain, double sink with vanity unit, W.C, ½ tiled, radiator.

