

# Nelson Street, Bridlington



**Terraced House**

**Four Bedrooms**

**Lounge**

**Dining Room**

**Modern Fully Fitted Kitchen**

**Bathroom/Shower/W.C.**

**Separate W.C.**

**Gas Central Heating**

**UPVC Double Glazing**

**Enclosed Rear Yard & Garden**

Offers Based on

**£95,000**



**Independent  
Estate Agents**

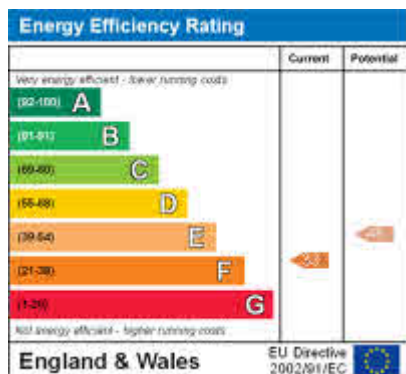
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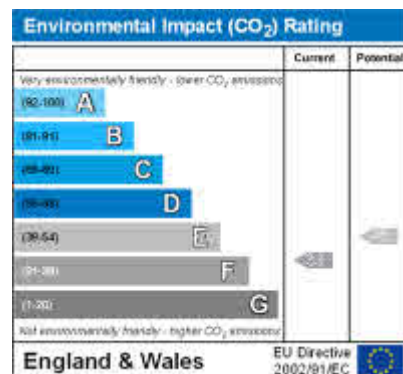
# PROPERTY SPECIFICATION

## 31 Nelson Street, Bridlington, East Yorkshire, YO15 3BJ

|                           |  |
|---------------------------|--|
| <b>LOCATION</b>           | The property is conveniently situated within close proximity to both the town centre and South beach. Nearby amenities include a variety of local shops, supermarket, South promenade and harbour areas.   |
| <b>PROPERTY</b>           | Four bedroomed terraced house with gas central heating and UPVC double glazing.  |
| <b>ENTRANCE</b>           | UPVC entrance door leading to inner vestibule, dado rail, glazed panel door to Hallway:  |
| <b>HALLWAY</b>            | Original wood flooring, dado rail, radiator, stairs to upper floor.  |
| <b>LOUNGE</b>             | 13'11" x 11'7" (4.24m x 3.53m). Front facing UPVC double glazed bay window, timber fire surround with fitted electric fire and marble inset and hearth, original coving to ceiling, ceiling rose, radiator, archway leading to Dining Room:  |
| <b>DINING ROOM</b>        | 12'5" x 11'11" (3.78m x 3.63m). Laminate flooring, coving to ceiling, radiator, rear facing aluminium double glazed sliding doors to small conservatory:   |
| <b>SMALL CONSERVATORY</b> | 6'6" x 4'6" (1.98m x 1.37m). UPVC roof and French door to rear yard and garden.  |
| <b>KITCHEN</b>            | 11'4" x 8'7" (3.45m x 2.61m). Side facing UPVC double glazed window, modern wall mounted and base units, tiled floor, tiled to water sensitive areas, coving to ceiling, radiator, plumbing for washing machine etc, door leading to Bathroom:   |
| <b>BATHROOM</b>           | 7'9" x 6'3" (2.36m x 1.91m). Side and Rear facing UPVC double glazed windows, white three piece suite comprising of panelled bath with shower over and shower curtain, vanity hand wash basin, low flush W.C, tiled to water sensitive areas, tiled floor, ceiling spotlights, radiator. |
| <b>FIRST FLOOR</b>        |  |
| <b>LANDING</b>            | Gallery rail, dado rail, doors to three bedrooms and separate W.C, stairs to Bedroom 4.  |
| <b>BEDROOM 1</b>          | 15'3" x 11'5" (4.65m x 3.48m). Front facing UPVC double glazed window, picture rail, radiator.   |
| <b>BEDROOM 2</b>          | 9'4" x 11'1" (2.84m x 3.38m). Rear facing UPVC double glazed window, coving to ceiling, picture rail, radiator.  |
| <b>BEDROOM 3</b>          | 8'0" x 10'2" (2.44m x 3'1"). Side facing UPVC double glazed window, sloping roof, vanity hand wash basin, 'Ferroli' combi-boiler, radiator.  |
| <b>W.C.</b>               | 4'4" x 2'6" (1.32m x 0.76m). Side facing UPVC double glazed window, half tiled.  |
| <b>SECOND FLOOR</b>       |  |
| <b>BEDROOM 4</b>          | 14'4" x 11'7" (4.37m x 3.53m). Velux roof window, sloping eaves, radiator.   |
| <b>EXTERIOR</b>           |  |
| <b>FRONT</b>              | Low boundary wall and forecourt garden area with iron gate.  |
| <b>REAR</b>               | Rear yard with water tap.\ Beyond a ten foot access is a small garden with fenced surround and timber shed.  |
| <b>SERVICES</b>           | Mains gas, water and electricity.  |
| <b>COUNCIL TAX</b>        | Band A   |
| <b>VIEWING</b>            | 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.*