

Maisonette - North Street, Bridlington



**First & Second Floor Maisonette
Good Condition Throughout
Two Bedrooms
Lounge
Fitted Kitchen
Bathroom/WC**

**Some UPVC Double Glazing
Leasehold Tenure
Close to Town Centre
and Promenade
Ideal For First Time Buyer
No Onward Chain**

Offers Based on

£69,995



**Independent
Estate Agents**

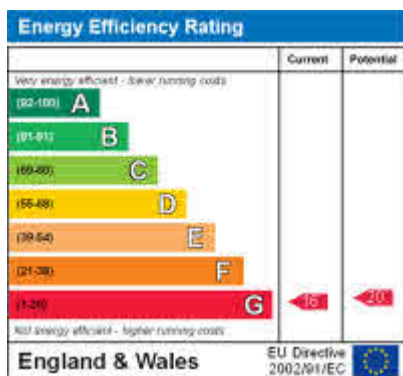
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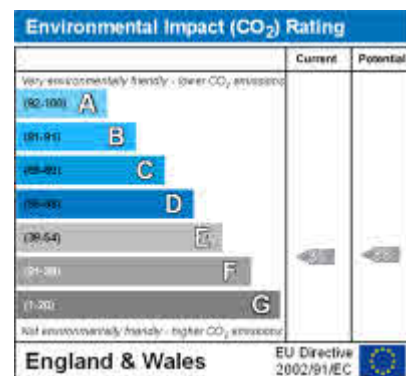
PROPERTY SPECIFICATION

Flat 2, 39 North Street, Bridlington

LOCATION	Situated close to the popular town centre area. Local shops and amenities are within a short walking distance, as are the harbour and seafront areas.
PROPERTY	This first floor two bed roomed flat which is in good order throughout benefits from some UPVC double glazing, leasehold tenure, ideal for first time or investment buyer. The property also has no onward chain.
ENTRANCE HALL	With UPVC double glazed entrance door leading to :
COMMUNAL ENTRANCE HALL	Timber door leading to upper floor.
LANDING	With spindled gallery rail, dado rail.
BATHROOM	16'0 x 6'5" (4.88m x 1.96m) Fitted with three piece suite comprising free standing cast iron bath, sink and vanity unit, low flush WC, half wooden panelled walls, side facing and rear facing single glazed timber framed windows, gas wall heater.
KITCHEN	13'0" x 8'7" (3.96m x 2.61m) Fitted with wall mounted and base level units with worktops over, "Corvec Britony" boiler, tiled to water sensitive areas, plumbing for automatic washing machine, rear facing UPVC double glazed window.
LOUNGE	14'1" x 13'6" (4.29m x 4.11m) With front facing timber framed single glazed bay window, free standing gas fire with wooden fire surround and marble hearth and inset, original coving to ceiling.
SECOND FLOOR LANDING	With roof void access hatch, roof window, dado rail, spindled gallery rail.
BEDROOM 1	13'0" x 11'10" (3.96m x 3.61m) Front facing UPVC double glazed window, storage cupboard.
BEDROOM 2	13'4" x 8'5" (4.06m x 2.57m) With rear facing UPVC double glazed window, eaves sloping roof.
SERVICES	Mains gas, water and electricity, three telephone points, sky dish.
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.