

Partridge Close, Bridlington



Modern Detached House
Excellent Condition Throughout
Four Bedrooms (1 En-Suite)
Lounge
Dining Room
Fitted Dining Kitchen
Utility Room

Ground Floor Cloakroom/WC
Bathroom/WC
Full UPVC Double Glazing
Gas Central Heating
Integral Garage
Spacious Enclosed Rear Garden
Close to South Beach & Promenade

Offers Based on
£235,000



**Independent
Estate Agents**

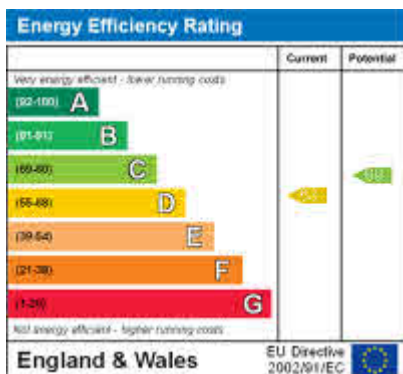
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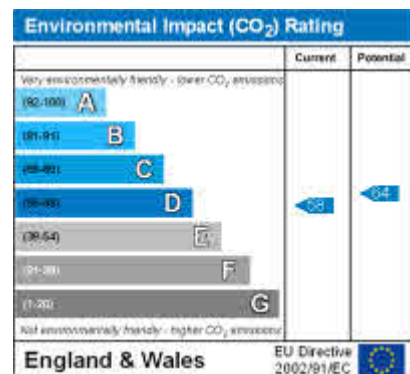
PROPERTY SPECIFICATION

5 , Partridge Close, Bridlington

LOCATION	Situated in a pleasant cul-de-sac location on the Kingsmeade development to the South side of Bridlington. Local amenities include golf course, primary school, the promenade and South beach are within a mile of the property.
PROPERTY	This well maintained detached four bedroomed house offers spacious accommodation and is decorated to an excellent standard throughout. The property benefits from gas central heating, full UPVC double glazing, front and rear gardens, private driveway and garage.
ENTRANCE HALL	Canopied UPVC double glazed entrance door with decorative frosted glass inset, coving to ceiling, understairs storage area, radiator, UPVC double glazed french doors leading to lounge.
GROUND FLOOR WC	6'6" x 2'8" (1.98m x 0.81m) Fitted with two piece suite comprising hand wash basin with vanity unit, low flush WC, tiled to water sensitive areas, radiator, front facing UPVC double glazed window.
LOUNGE	18'6" (into bay) x 11'0" (5.64m x 3.35m) Fitted Adams style fire surround with marble effect inset and hearth with gas fire, coving to ceiling, front facing timber framed double glazed bay window, radiator, side facing UPVC double glazed window. Archway leading to dining room.
DINING ROOM	11'9" x 9'4" (3.58m x 2.84m) With coving to ceiling, radiator, decorative glass panelled door leading to kitchen, UPVC double glazed patio doors leading to rear garden.
KITCHEN/DINER	Kitchen area 12'2" x 8'0" (3.71m x 2.44) Dining Area 9'2" x 8'0" (2.79 x 2.44m) Fitted with a range of modern wall mounted and base level units with worktops over, built-in "Whirlpool" electric oven with gas hob and extractor hood over, tiled to water sensitive areas, ceiling spot lights, stone tiled flooring, rear facing UPVC double glazed window, two radiators, UPVC double glazed patio doors leading to rear garden, door leading to :
UTILITY ROOM	7'6" x 5'2" (2.01m x 1.57m) With modern wall mounted and base level units, sink and drainer, plumbing for automatic washing machine, tiled to water sensitive areas, "Prima F Potterton" central heating and hot water combination boiler, roof void access hatch, ceiling spot lights, half glazed timber framed door leading to side passage.
LANDING	With timber framed double glazed side facing picture window, airing cupboard, roof void access hatch, gallery rail, radiator.
BEDROOM 1 WITH EN-SUITE	12'2" x 11'0" (3.71m x 3.35m) With front facing UPVC double glazed window, radiator. En Suite 6'8" x 5'6" (2.03m x 1.68m) Fully tiled, "Aqualisa" corner shower unit, low flush WC, extractor fan, laminate flooring, radiator, side facing UPVC double glazed window.
BEDROOM 2	11'6" x 10'10" (3.51m x 3.30) With rear facing UPVC double glazed window, radiator.
BEDROOM 3	8'0" x 7'4" (2.44m x 2.24m) With rear facing UPVC double glazed window, radiator.
BEDROOM 4	8'10" x 6'6" (2.69m x 1.98m) With front facing UPVC double glazed window, radiator.
BATHROOM	6'8" x 5'6" (2.03m x 1.68m) Modern three piece suite comprising bath, pedestal hand wash basin, low flush WC extractor fan, ceiling spot lights, radiator, tiled flooring.
EXTERIOR FRONT	Open plan lawned front garden with flower and shrub borders, private driveway for two cars, side passage giving access to rear garden.
GARAGE	Private garage with up and over door, electricity connected.
REAR GARDEN	Large private enclosed lawned rear garden measuring approximately 50' x 40', fenced boundaries, patio area, planted shrub area, security light, exterior water tap.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band D.
VIEWING	By appointment through the sole selling agents – Homefinder of Bridlington Limited.



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.