

# Scarborough Crescent, Bridlington



**Semi Detached Dormer Bungalow**  
**Two 1st Floor Bedrooms**  
**Through Lounge with**  
**Dining Area**  
**Fitted Kitchen**  
**First Floor Bathroom/WC**

**Full UPVC Double Glazing**  
**Gas Central Heating**  
**Lawned Front Garden**  
**Private Enclosed Rear Garden**  
**Private Driveway**  
**Popular Residential Location**

Offers Based on

**£127,500**



**Independent  
Estate Agents**

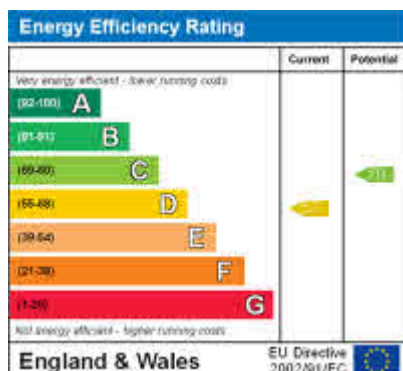
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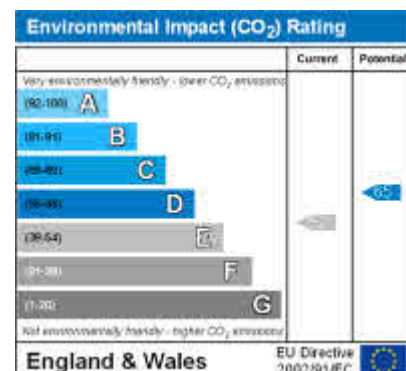
# PROPERTY SPECIFICATION

## 89, SCARBOROUGH CRESCENT, BRIDLINGTON.

<b>LOCATION</b>	Situated to the Northern side of the resort off Scarborough Road. Nearby amenities include a variety of local shops in the Old Town area, schools and bus route to the town centre.
<b>PROPERTY</b>	This well presented two bedroomed semi-detached dormer bungalow has the benefit of gas central heating, full UPVC double glazing, driveway with parking for two vehicles, private lawned front and rear gardens.
<b>ENTRANCE HALL</b>	With UPVC double glazed entrance door and flanking window, radiator, understairs storage cupboard.
<b>THROUGH LOUNGE/DINING ROOM</b>	23'1'' x 12'3'' (7.04m x 3.73m) Fitted wooden fire surround and gas fire with marble effect inset and hearth, front facing UPVC double glazed window, two radiators, wall lights, rear facing UPVC double glazed French patio doors.
<b>KITCHEN</b>	9'6'' x 9'6'' (2.90m x 2.90m) Fitted with a range of modern wall mounted and base level units with worktops over, tiled to water sensitive areas, "Ariston" central heating and hot water boiler, built-in "Diplomat" electric oven with gas hob and extractor hood over, plumbing for automatic washing machine, rear facing UPVC double glazed window, tile effect flooring, UPVC double glazed exit door leading to driveway.
<b>FIRST FLOOR LANDING</b>	With side facing UPVC double glazed window, roof void access hatch.
<b>BEDROOM 1</b>	15'10'' x 9'11'' (4.83m x 3.02m) With two front facing UPVC double glazed windows, radiator.
<b>BEDROOM 2</b>	10'8'' x 8'9'' (3.25m x 2.67m) With rear facing UPVC double glazed window, radiator, built -in storage cupboard.
<b>BATHROOM/WC</b>	8'0'' x 6' 0'' (2.44m x 1.83m) Fitted white three piece suite comprising panelled bath, pedestal hand wash basin, internal shower and curtain, low flush WC, tiled to water sensitive areas, radiator, tile effect flooring, rear facing UPVC opaque double glazed window.
<b>EXTERIOR</b>	
<b>FRONT</b>	Lawned front garden with flower and shrub borders, walled front boundry with ornate metal gates.
<b>SIDE</b>	Private driveway with parking for two vehicles, double timber gates leading to:
<b>REAR</b>	With lawned area, flower and shrub borders, security light, exterior tap.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>COUNCIL TAX</b>	Band B.
<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.*