

BEDROOM 1 11'11" into bay x 11'0" (3.63m x 3.35m) (maximum measurements). Rear facing UPVC double glazed bay window offering part sea views over Bridlington bay, rear facing UPVC double glazed window, built-in wardrobes, picture rail, radiator door to en-suite.

EN-SUITE Tiled shower cubicle with a 'Heatstore Accent' shower unit, hand wash basin, low flush W.C, 'Xpelair' extractor fan, wall mounted mirror, shelving and bathroom accessories.



BEDROOM 2 19'10" x 7'6" (6.05m x 2.29m). 3 front facing UPVC double glazed windows, 2 radiators, built-in wardrobe.

BEDROOM 3 14'9" x 8'9" (4.50m x 2.67m). Side facing UPVC double glazed window, rear facing UPVC double glazed window offering part sea view over Bridlington bay, built-in cupboard, wall mounted display shelf, double radiator.

LOFT Pull down ladder providing access to the loft area with window offering natural light, this area could potentially provide room for extending the living accommodation (subject to obtaining the relevant consents) should any future potential buyer wish to consider further alterations to the property.



EXTERIOR

FRONT GARDEN Lawned garden with established shrubs and trees, security lighting and a driveway suitable for parking 3 cars, a pathway leads along the side of the property to the rear garden.

REAR GARDEN Large rear garden with elevated patio area with steps down to the lawn with built in fish pond fitted with electric power in readiness for a filter pump to be installed. Established apple tree and blossom tree, flowers and shrubs, timber shed, greenhouse, raised brick bordered planter areas, an additional paved patio and pebble based areas for placing plantpots, security light, water tap and external electric socket.



SERVICES: Mains gas, water and electricity.

COUNCIL TAX: Band D

VIEWING: By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.

Sewerby Road, Bridlington



REAR VIEW

Superior Detached House
Three Bedrooms
Lounge
Large Sitting / Dining Room
Modern Fully Fitted Kitchen
Music Room
Conservatory

Bathroom & Separate WC
Gas Central Heating
Full UPVC Double Glazing
Delightful Rear Garden
Private Driveway &
Parking For Several Vehicles
Prestige Location

Offers Based On

£220,000

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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.

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very environmentally friendly - lower CO₂ emissions
 (80-100) A
 (61-79) B
 (45-59) C
 (31-44) D
 (13-30) E
 (1-12) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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.



www.HomefinderLtd.co.uk

Independent Estate Agents

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



PROPERTY SPECIFICATION

122 Sewerby Road, Bridlington, East Yorkshire, YO16 6UP

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

PROPERTY Large 3 bedroom detached house which benefits from UPVC double glazing throughout, gas central heating, driveway with parking for up to 3 cars, conservatory, music room and large enclosed rear garden.

PORCH 6'0" x 3'0" (1.83m x 0.91m). ½ glazed and brick front porch lined internally with varnished timber, wooden glazed door to entrance hall.

ENTRANCE HALL 9'5" x 8'4" (2.87m x 2.54m). Open access to stairway with spindle staircase, coving to ceiling, dado rail, delft shelving, thermostat, radiator, Georgian payne glass door to kitchen and separate door giving access to the front lounge.

LOUNGE 19'10" x 14'5" into bay (6.05m x 4.39m) (maximum). Side facing double glazed windows, brick fireplace with polished wood mantle and tiled hearth with open fire, coving to ceiling, 2 double radiators, dado rail, 2 TV aerial points and wall mounted light fittings.



SITTING ROOM / DINING ROOM 29'2" x 11'3" into bay (8.89m x 3.43m) (maximum measurements) leading to the Kitchen. Originally two separate rooms now combined by the creation of an open archway to create a 'T' shaped open plan fitted kitchen/dining/sitting room. Rear facing UPVC double glazed feature bay window, rear facing UPVC double glazed

window, open brick fireplace with wood mantle and matching fire surround together with tiled hearth and raised fire grate, coving to ceiling, built in storage cupboard, two Georgian glass panelled doors into the conservatory and music room, double radiator and access via an open archway into the kitchen.



KITCHEN: 14'11" x 8'0" (4.55m x 2.44m) (maximum measurements). Kitchen: Rear facing UPVC double glazed window, side facing UPVC double glazed window, mock marble roll top work surfaces with inset single drainer sink and built in 'Tricity Bendix' electric hob and oven and 'Bedale' electric grill, wood base units and matching wall mounted cupboards, tiled to water sensitive areas, laminate flooring, double radiator, plumbing for dishwasher, thermostat.

CONSERVATORY 12'0" x 7'4" (3.66m x 2.24m). Rear facing UPVC double glazed conservatory giving access to the rear garden, electric power points and lighting, door leading to the utility room

UTILITY ROOM 8'8" x 5'3" (2.64m x 1.60m). Ceramic sink, wall mounted 'Ideal Icos' gas combi boiler, shelving, 'Xpelair' extractor fan, plumbing for washing machine, outside vent for tumble dryer.

MUSIC ROOM 12'11" x 8'1" (3.94m x 2.46m). Originally a garage having undergone substantial alteration to create a split level room suitable for a number of purposes (subject to building regulation and planning approval). Used by the current owners as a music room with UPVC double glazed sliding patio doors, radiator, TV aerial point, telephone point.



FIRST FLOOR

LANDING Side facing UPVC double glazed window and decorative area, wall mounted shelf, radiator, ceiling hatch giving access to loft, airing cupboard.



BATHROOM 7'11" x 6'4" (2.13m x 1.93m). Rear facing UPVC double glazed window, part tiled, 'Mira Sport' shower unit and shower screen, bath, hand wash basin, radiator, 'Silavent' extractor fan, 2 wall mounted circular mirrors and bathroom accessories.

W.C. 5'8" x 4'9" (1.73m x 1.45m). Rear facing UPVC double glazed window, low flush W.C, hand wash basin, dado rail, radiator.