

# St Chad Road, Bridlington



**Detached Bungalow**  
**Individual "Architect" Design**  
**Three Bedrooms**  
**Lounge**  
**Dining Kitchen**  
**Bathroom & Separate WC**

**Majority Timber Double Glazing**  
**Delightful Private Rear Garden**  
**Superb Location**  
**Close to Town**  
**Private Driveway & Garage**  
**Huge Modernising Potential**

Offers Based on

**£169,500**



**Independent  
Estate Agents**

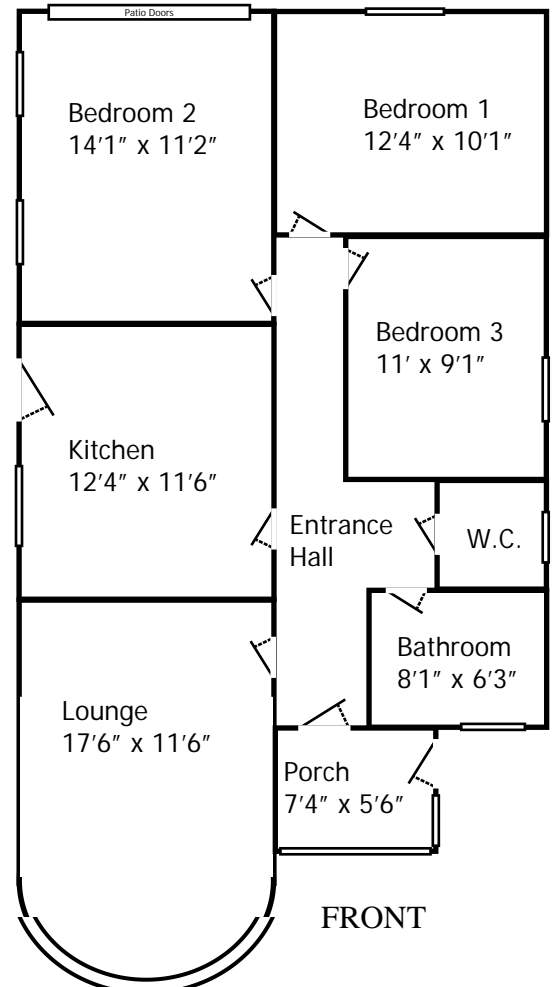
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# PROPERTY SPECIFICATION

## 13 St Chad Road, Bridlington

<b>LOCATION</b>	Situated in a popular residential area off Queensgate to the Northern side of the resort. Nearby amenities include a variety of local shops, schools, Dukes Park, and bus route to the town centre.
<b>PROPERTY</b>	This delightful "Architect" built bungalow benefits from majority timber framed double glazing, private enclosed rear garden, private driveway and garage, this property is in need of improvements and in our opinion must be seen to appreciate its potential.
<b>PORCH</b>	7' 4'' x 5'6'' (2.24m x 1.68m) Part brick built with glazed panels, sloping roof, glazed panel side entrance door, stone flooring, half glazed panelled door to hallway.
<b>HALLWAY</b>	With two internal archways leading to the rear and side aspect of the property, decorative arched shelving.
<b>LOUNGE</b>	17'6'' x 11'6'' (5.33m x 3.51m) With wooden fire surround, large half circular bay with nine glass panel windows, storage heater, telephone point, serving hatch to kitchen.
<b>BATHROOM</b>	8'1'' x 6'3'' (maximum) (2.46m x 1.91m) Half tiled bathroom with two piece suite comprising bath with "Triton" over bath shower, pedestal hand wash basin, electric towel rail, two large storage cupboards, electric wall heater, front facing timber framed single glazed window.
<b>WC</b>	Half tiled with side facing timber framed single glazed opaque window, low flush WC.
<b>KITCHEN</b>	12'4'' x 11'6'' (3.76m x 3.51m) Fitted with a range of wall mounted and base level units with worktops over, side facing timber framed double glazed window, serving hatch to lounge, side facing half glazed timber door leading to passage way.
<b>BEDROOM 1</b>	12'4'' x 10'1'' (3.76 x 3.07m) With rear facing timber framed double glazed window, built-in wardrobes and cupboards, storage.
<b>BEDROOM 2</b>	14'1'' x 11'2'' (4.29m x 3.40m) With rear facing UPVC double glazed sliding patio doors to rear garden, coving to ceiling, storage heater, two side facing UPVC double glazed feature windows.
<b>BEDROOM 3</b>	11'0'' x 9'1'' (3.35m x 2.77m) With side facing timber framed double glazed window, built-in wardrobes, storage heater, roof void access hatch with partly boarded area.
<b>EXTERIOR</b>	
<b>FRONT GARDEN</b>	Private lawned garden with flower and shrub borders.
<b>SIDE</b>	With private driveway leading to garage.
<b>REAR GARDEN</b>	65'0'' (long) Private enclosed country style rear garden with fenced boundaries, lawned area, patio area, flower and shrub borders and fruit trees, green house, gated access to driveway.
<b>GARAGE</b>	Single garage with up and over door.
<b>SERVICES</b>	Mains, water and electricity.
<b>COUNCIL TAX</b>	Band C.
<b>VIEWING</b>	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.



*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.*