

# St Hilda Street, Bridlington



**Modern Mid-Terraced House  
Good Condition Throughout  
Two Bedrooms  
Lounge  
Modern Fitted Kitchen  
Bathroom/WC**

**Gas Central Heating  
UPVC Double Glazing  
Private Rear Yard and Paved  
front Courtyard  
Close to Town Centre And Sea-  
front**

Offers Based on  
**£122,500**



**Independent  
Estate Agents**

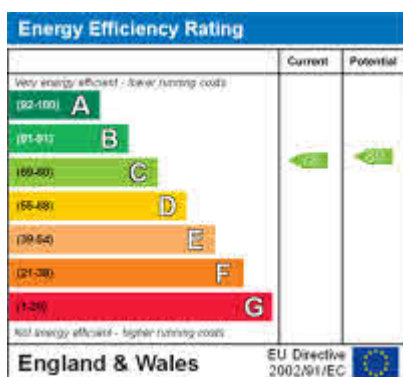
34 Quay Road  
Bridlington, YO15 2AP  
Tel: 01262 424274  
Fax: 01262 403071

[www.HomefinderLtd.co.uk](http://www.HomefinderLtd.co.uk)

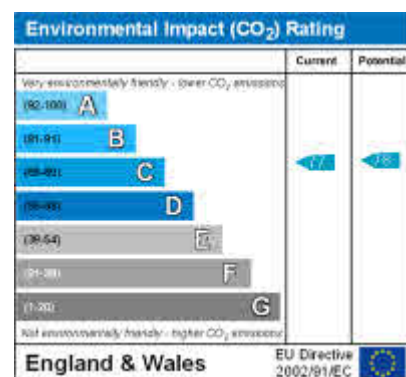
# PROPERTY SPECIFICATION

## 77 St Hilda Street, Bridlington

<b>LOCATION</b>	Situated close to the town centre and all of the amenities it has to offer, the seafront, harbour and the spa theatre are also close by
<b>PROPERTY</b>	This two bedroomed terraced house which is in good condition throughout benefits from full UPVC double glazing, gas central heating, private rear yard.
<b>ENTRANCE HALL</b>	With UPVC double glazed entrance door, laminate flooring.
<b>LOUNGE</b>	13'7'' x 11'4'' (4.14m x 3.45m) With front facing UPVC double glazed bay window with blinds, coving to ceiling, ceiling spotlights, dado rail, under stairs cupboard, radiator.
<b>KITCHEN</b>	14'6'' x 8'3'' (4.42m x 2.51m) Modern fitted wall mounted and base level units with worktops over,, "Belling" fitted gas hob and electric oven with extractor hood over, plumbing for automatic washing machine, tiled to water sensitive areas, ceiling spot lights, rear facing UPVC double glazed window, rear facing UPVC double glazed door leading to rear garden.
<b>FIRST FLOOR LANDING</b>	With storage cupboard and shelves, radiator.
<b>BEDROOM 1</b>	12'11'' x 8'9'' (3.94m x 2.67m) With two front facing UPVC double glazed windows, ceiling spot lights, storage cupboard with "Worcester" central heating and hot water combination boiler, laminate flooring, radiator.
<b>BEDROOM 2</b>	12'7'' x 7'0'' (3.53m x 2.13m) With rear facing UPVC double glazed window, laminate flooring, radiator.
<b>BATHROOM/WC</b>	7'8'' x 7'1'' (2.34m x 2.16m) Fully tiled, modern fitted three piece suite comprising bath with over bath shower, pedestal hand wash basin, low flush WC, radiator, rear facing UPVC double glazed window.
<b>EXTERIOR</b>	
<b>FRONT</b>	With blocked paved front courtyard, part walled boundaries.
<b>REAR</b>	Private enclosed rear yard with fenced boundaries, blocked paved, garden shed, gated rear access, security light.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>COUNCIL TAX</b>	TBC.
<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.*