

EXTERIOR

INTEGRAL GARAGE - Side facing UPVC double glazed window, door to rear vestibule, electric and light.

FRONT GARDEN - Gated access passage to rear garden, delightful period character filled aspects, large paring area for 2-3 cars, block paved additional hard standing for caravan, boat etc, mature mixture of shrubs and brick boundary.

SIDE - Additional hard standing for 3-4 cars or similar, low wall with timber fenced boundary, double gated access to parking, planted garden beds with mature shrubs and plants.

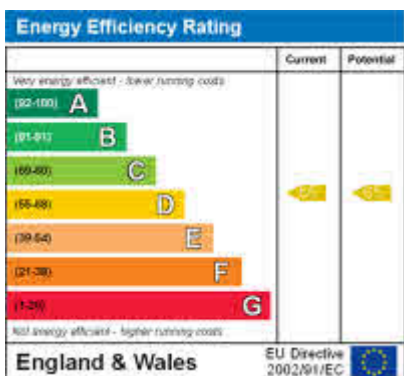
REAR GARDEN - Large raised block paved patio area, lower lawn area well manicured with soil borders, planted shrubs and plants, two timber sheds, timber fenced boundaries, ornate feature walls and iron fencework separating garden levels.



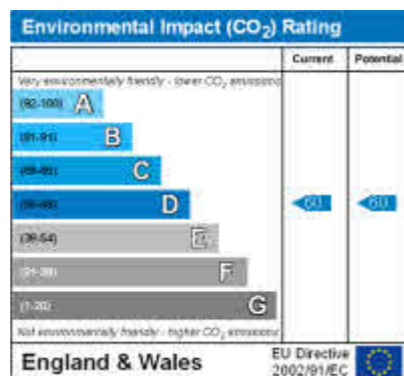
SERVICES - Mains gas, water and electricity.

COUNCIL TAX - TBC

VIEWING 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.

St James Road, Bridlington



Superior Detached House
Four Bedrooms (One with Dressing Room/En-Suite)
Sitting Room
Lounge/Dining Room
Modern Fully Fitted Kitchen

Modern Bathroom/Shower/W.C.
Gas Central Heating
Full UPVC Double Glazing
Integral Garage
Private Enclosed Rear Garden
Driveway & Parking For 3 Cars

Offers Based On
£285,000



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PROPERTY SPECIFICATION

96 St James Road, Bridlington, East Yorkshire, YO15 3NJ

LOCATION - Situated on the southside of the town in a highly desirable area close to schools, supermarkets and the award winning seafront.

PROPERTY - Well appointed four bedroomed detached house on a corner plot, benefitting from full UPVC double glazing, gas central heating, garage and driveway with parking for 3 cars, en-suite/dressing room to master bedroom and private rear garden.

HALLWAY - Max 16'11" x 9'2" (5.16m x 2.79m). Front facing Georgian leaded UPVC double glazed window, large open hall with character dark beamed ceiling, dado rail, 6" double radiator, matching centre light and wall light fittings, UPVC entrance door with feature glazed panels, understairs cupboard.



SITTING ROOM - 15'11" x 12'10" (4.85m x 3.91m). Front facing Georgian leaded UPVC double glazed walk in bay window plus side facing Georgian leaded UPVC double glazed window, character beamed ceiling, marble effect fire surround, mantle and hearth inset living flame effect electric fire, matching centre pendant light and wall light, double French doors opening to rear lounge/dining room, TV point and radiator.

LOUNGE/DINING ROOM - 31'0" x 11'0" into bays (9.75m x 3.35m). Rear and side facing Georgian leaded UPVC double glazed walk in bay windows with roman blinds, coving to ceiling, dado rail, 3 radiators, timber fire surround and mantle with marble effect back plate and hearth with inset living flame gas fire, white powder coated aluminium patio doors leading to patio area, serving hatch from kitchen.



KITCHEN - 14'4" x 10'1" (4.37m x 3.07m). Rear facing UPVC double glazed window over looking rear garden, fully fitted range of cottage style base and wall units, sink and drainer with mixer tap, built-in 'Stoves' eyelevel double oven and inset 'Stoves' gas hob with fitted hood, under unit lighting, cottage style quality tiling to water sensitive areas, twin ceiling triple spot light fixtures, coving to ceiling, radiator, door to vestibule, access to utility room, integrated garage and conservatory.



UTILITY ROOM/W.C. - 6'1" x 5'4" (1.85m x 1.63m). Side facing UPVC double glazed, ceramic tiled floor, ½ tiled, W.C, sink with vanity unit, plumbing for auto washer, radiator, ceiling spot lights, worktop area over appliances.



GARDEN ROOM - 8'9" x 5'11" (2.67m x 1.80m). Side and rear facing UPVC double glazed windows, UPVC double glazed door to rear garden, tiled floor.

FIRST FLOOR

LANDING - ½ landing with wall lights, gallery rail to top landing.

BATHROOM - 12'10" x 8'8" (3.91m x 2.64m). Rear facing opaque UPVC double glazed window, ceiling lights, modern quality bathroom suite in white with large free standing bath upto wall with mixer taps and fitted shower spray, stylish low flush W.C, wall mounted hand wash basin, large walk in curved cubicle shower with mains plumbed fixed and hand held head and glass checked toiletries storage, fully tiled in large modern tiles, laminate tile effect floor, heated towel rail radiator



BEDROOM 1 - 15'5" x 15'2" (4.70m x 4.62m). Side facing Georgian leaded UPVC double glazed walk in bay window, coving to ceiling, range of quality fitted wardrobes and cabinets, centre and wall light fittings, radiator, feature double doors to en-suite/dressing room.

EN-SUITE/DRESSING ROOM - 13'4" x 11'10"max (4.06m x 3.61m). Rear and side facing Georgian leaded UPVC double glazed windows, built-in wardrobes and vanity unit with 2 triple drawer units, centre pendant light and vanity spot lights, fully tiled walk in shower with mains plumbed shower, extractor fan and toiletries shelf, sink unit with vanity cupboard, mixer tap, tiled splash backs, spot light and mirror, coving to ceiling, radiator. Door to private W.C. with side facing Georgian leaded opaque UPVC double glazed window and radiator.



BEDROOM 2 - 15'4" x 12'8" (4.67m x 3.86m). Front facing UPVC double glazed bay window, side facing UPVC double glazed window, sink vanity unit, coving to ceiling, mirrored built-in wardrobes, 2 wall lights, radiator.



BEDROOM 3 - 12'2" x 8'4" (3.71m x 2.54m). Rear facing UPVC double glazed window, built-in wardrobes, coving to ceiling, ceiling hatch, radiator.



BEDROOM 4 - 11'2" x 9'1" (3.40m x 2.77m). Front facing UPVC double glazed window, radiator, sloping eaves.

