

St Johns Avenue, Bridlington



Large Town House

Four Bedrooms

Lounge

Dining Room

**Modern Fully Fitted
Kitchen**

Bathroom/WC

Gas Central Heating

**Full UPVC
Double Glazing**

Long Private Rear Garden

Good Decor Throughout

Offers Based on

£120,000



www.HomefinderLtd.co.uk

**Independent
Estate Agents**

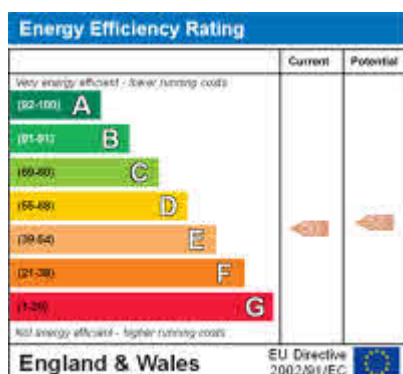
34 Quay Road
Bridlington, YO15 2AP
Tel: 01262 424274
Fax: 01262 403071



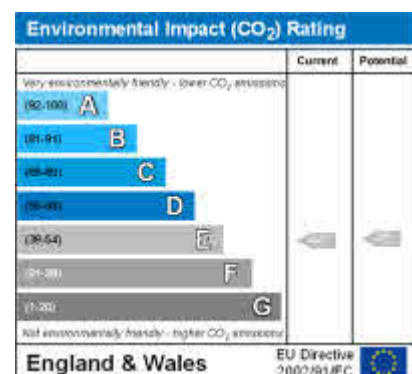
PROPERTY SPECIFICATION

114 St Johns Avenue, Bridlington, YO16 4NL

LOCATION	Situated towards the Town Centre with close amenities also situated on Quay Road. A regular bus service provides access in and around Bridlington.
PROPERTY	Four bedroomed town house with modern fully fitted kitchen, full UPVC double glazing and gas central heating.
ENTRANCE HALL	½ glazed UPVC front door, alarm control box, radiator, picture window to lounge.
LOUNGE	14'11" X 11'11" (4.55m X 3.63m). Fully fitted UPVC double glazed bay window, gas fire with tiled hearth, original coving to ceiling, side facing double glazed opening picture window to hallway, glazed door and surround to dining area, radiator.
DINING ROOM	12'3" X 12'9" (3.73m X 3.89m). Rear facing UPVC double glazed window, door to kitchen, radiator.
KITCHEN	13'5" X 7'6" (4.06m X 2.29m). Rear facing UPVC double glazed window, side facing wood single glazed sash window, tiled to water sensitive areas, wood panelled ceiling, gas hob, extractor fan, built in double over, under stairs cupboard, UPVC double glazed door to rear garden.
FIRST FLOOR	
LANDING	Spindled gallery rail, radiator, airing cupboard with ideal combi boiler, side facing wood single glazed window.
BATHROOM	8'8" X 7'6" (2.64m X 2.29m). Rear facing UPVC double glazed window, ¾ tiled with white bathroom suite comprising of bath with internal shower, sink and WC, coving to ceiling, radiator.
BEDROOM 1	15'9" X 12'11" (4.80m X 3.94m). Two front facing UPVC double glazed windows, coving to ceiling, radiator.
BEDROOM 2	12'5" X 9'9" (3.78m X 2.97m). Rear facing UPVC double glazed window, radiator.
SECOND FLOOR	
LANDING	Skylight, spindled gallery rail.
BEDROOM 3	15'9" X 11'9" (4.80m X 3.58m). Front facing UPVC roof bay window, sloping eaves, radiator.
BEDROOM 4	9'7" X 8'6" (2.92m X 2.59m). Velux roof window, radiator.
EXTERIOR	
REAR	Large rear garden 100ft X 18ft, lawned area, patio area, wooden fence surround, fish pond, avery, 2 garden sheds, water tap.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band A
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.