

St. Johns Avenue West, Bridlington



**Semi Detached Bungalow
In Need of Improvement &
Refurbishment
Two Bedrooms
Lounge
Kitchen**

**Bathroom/WC
Electric Storage Heating
Full UPVC Double Glazing
Front & Rear Gardens
Quiet Cul-de-sac Location
Ideal Project for Investment Buyer**

Offers Based on

£79,950



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**Independent
Estate Agents**

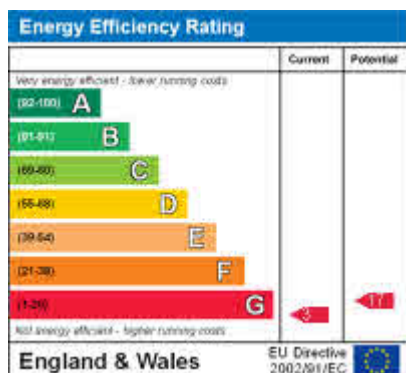
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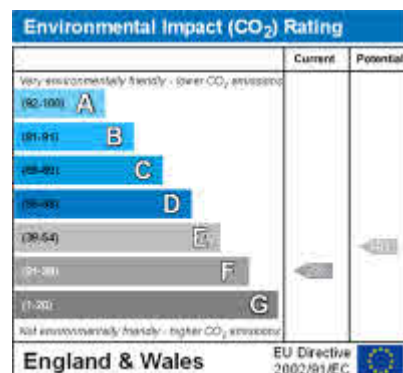
PROPERTY SPECIFICATION

34 St Johns Avenue West, Bridlington, East Yorkshire, YO16 4NN

LOCATION	Situated to the Western side of the resort in a cul de sac location, nearby facilities include schools, hospital and supermarket.
PROPERTY	2 bedroomed semi-detached bungalow with electric storage heating and full UPVC double glazing.
ENTRANCE HALL	Electric storage radiator, doors off to lounge and bathroom.
LOUNGE	16'6" x 10'3" (5.03m x 3.12m). Rear facing UPVC double glazed window, roof void access hatch, modern brushed steel inset coal effect electric fire with wooden fire surround, electric storage heater.
KITCHEN	8'1" x 6'4" (2.46m x 1.93m). Rear facing UPVC double glazed window, plumbing for washing machine, UPVC double glazed exit door, wall mounted electric fan heater, sink unit, electric cooker connection point.
BEDROOM 1	10'0" x 8'11" (3.05m x 2.72m). Front facing UPVC double glazed window, electric storage radiator, electric meter and trip switches.
BEDROOM 2	9'9" x 8'1" (2.97m x 2.46m). Rear facing with internal skylight timber window to kitchen, electric storage radiator.
BATHROOM	9'10" x 5'10" (3.00m x 1.78m). Front facing UPVC opaque double glazed window, 3 piece suite comprising of panelled bath, pedestal hand wash basin and low flush W/C, electric over bath shower, electric wall mounted fan heater.
EXTERIOR	
FRONT	Small gated front garden with walled boundaries, side passageway giving access to rear of property.
REAR GARDEN	Gated access from side, paved patio area, lawn, planting bed, timber shed, fenced boundaries.
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.