



Summerfield Road Bridlington

EXTERIOR

FRONT

Courtyard, mainly gravelled for low maintenance, low ornate wall separating the property from the pavement, circular brick built raised planter with shrubs, low brick wall separating from driveway to right.

SIDE

Extrawide driveway with double entrance, full length canopy style car port sufficiently high to accommodate a motorhome/caravan, driveway parking for up to three vehicles.

REAR

Cottage style courtyard primarily paved and with raised tiered corner planting beds planted with miniature shrubs, boundary part walled and part fenced, courtesy security light.

GARAGE

Gated brick built garage with pitched roof and large side window, attached to main property at side/rear, with lights and electrics, partially fitted out as a utility room with kitchen base units with worktops and wall mounted units, plumbed for washing machine, space for tumble dryer, aluminium double glazed exit door leading to rear garden.

SERVICES Mains gas, water and electricity.

COUNCIL TAX Band C

VIEWING By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	51
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

Summerfield Road, Bridlington



Semi Detached House
Immaculate Throughout
Five Bedrooms/4 Ensuites
Lounge - Dining Room
Quality Fully Fitted Kitchen
Showerroom with WC

Gas Central Heating
Full UPVC Double Glazing
Private Enclosed Rear Garden
Garage with Wide Driveway
Close to South Bay Beach
Sea Views from Front Aspect

Offers Based on

£249,950



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PROPERTY SPECIFICATION

5 Summerfield Road, Bridlington, East Yorkshire, YO15 3LF

LOCATION

Situated to the south side of Bridlington in a superb location close to the seafront, near by amenities include the south beach, local shops, school, pub/restaurant.

PROPERTY

Immaculate five bedroomed semi-detached house with four en-suite bath/shower rooms. This property benefits from a "Calgary" design solid Elm fully fitted quality kitchen, shower room with W.C, gas central heating, full UPVC double glazing, private enclosed rear garden, sea views from the front aspect, close by the South Bay Beach. Genuinely a property with a WOW! factor incorporating top quality fixtures and fittings throughout.

ENTRY PORCH

7'3" x 3'10" (2.21m x 1.17m). Fully glazed UPVC double glazed door with flanking picture windows, Italian style ceramic tiled floor, coving to ceiling, electrical vanity light, glazed panelled timber inner door leading to... Hallway.

HALLWAY

18'5" x 8'0" (5.61m x 2.44m). Open spacious entrance hall, pendant light with ceiling rose, original period coving to ceiling, radiator, stairs to upper floor, doors to... Lounge, Dining Room and Kitchen.

LOUNGE

16'7" into bay x 14'6" (5.05m into bay x 4.42m). Front facing UPVC double glazed walk-in bay window with feature arch, centre pendant light fitting with ceiling rose, wall up-lighters, ornate marble effect fire surround, hearth and mantle with inset electric flame effect fire, coving to ceiling, radiator.

DINING ROOM

14'6" x 14'5" into bay (4.42m x 4.39m into bay). Rear facing UPVC double glazed walk-in bay window, UPVC door to rear garden, fire surround, hearth and mantle with inset electric flame effect fire, picture rail, radiator.

KITCHEN with additional DINING AREA

23'1" x 12'10" (7.04m x 3.91m). 2 side facing UPVC double glazed windows plus rear facing UPVC double glazed window, door to garage, "Calgary" design solid Elm quality fully fitted kitchen base and wall units, to include "Stoves" 7 ring double cooking range with double hood plus additional built-in hi-level oven and microwave, concealed fridge with freezer box, modern four-spot lighting bars, tiled worktop splashbacks, Ground level kickspace electric heater, radiator, alcove cupboard and shelved storage with lights, access to understairs cupboard with utility meters and consumer unit, plumbing for dishwasher.

FIRST FLOOR

LANDING

Spacious open landing, side facing patterned UPVC double glazed window, gallery banister rail, coving to ceiling, original period plate rack, built-in storage housing utility meters, radiator, roof void access.

BEDROOM 1

16'4" into bay x 14'6" (4.98m into bay x 4.42m). Front facing UPVC double glazed walk-in bay window, marble effect ornate fire surround, hearth and mantle with inset electric flame effect fire, vertical blinds, centre pendant light and wall up-lighters, coving to ceiling, radiator.

EN-SUITE

10'7" x 8'0" (3.23m x 2.44m). Front facing UPVC double glazed window, quality bathroom with fitted bath, sink, W.C. plus corner walk-in shower cubicle, ½ tiled, radiator.

BEDROOM 2

14'6" into bay x 12'6" (4.42m x 3.81m). Rear facing UPVC double glazed window, built-in wardrobes, coving to ceiling, radiator.

EN-SUITE

6'1" x 3'2" (1.85m x 0.97m). Fully tiled, side facing opaque UPVC double glazed window, sink with vanity unit below, low flush W.C.

BEDROOM 3

12'8" x 11'4" (3.86m x 3.45m). Rear and side facing UPVC double glazed windows, coving to ceiling, inset ceiling spotlights, radiator.

HOUSE SHOWER ROOM

7'0" x 7'10" (2.13m x 2.39m). Side facing opaque UPVC double glazed window, fully tiled, coving to ceiling, corner walk-in shower cubicle with mains plumbed 'Mira' shower, fitted wall cupboards with vanity mirror, sink with vanity cupboard below, low flush W.C, electrical extractor fan, storage cupboard housing recent 'Vailant Eco Tech Plus' central heating boiler and cylinder, radiator.

SECOND FLOOR

LANDING with "Velux" double glazed window.

BEDROOM 4

14'6" x 11'1" (4.42m x 3.38m). Front facing UPVC double glazed dormer bay with fitted window seat, coving to ceiling, radiator.

EN-SUITE

6'5" x 11'6" (1.96m x 3.51m). Front facing "Velux" double glazed roof window, circular walk-in shower cubicle with 'Aqualisa' mains plumbed shower, W.C. with concealed cistern, vanity handwash unit, majority tiled, radiator.

BEDROOM 5

9'10" x 9'10" (3.00m x 3.00m). Rear facing "Velux" double glazed roof window, built-in eaves storage cupboards, coving to ceiling radiator.

EN-SUITE

5'10" x 3'9" (1.78m x 1.14m). Fully tiled, low flush W.C, vanity handwash unit, inset ceiling spotlights, electrical extractor fan, fitted roll edged worktop over storage.

GENERAL UTILITY ROOM / WORK ROOM

8'1" x 6'3" (2.46m x 1.91m). Side facing "Velux" double glazed roof window, with fitted kitchenette base units & worktops over, stainless steel sink with mixertap, fitted fridge, radiator.