

Teal Garth, Bridlington



Must be viewed to be appreciated

**Semi Detached House
Three Bedrooms
Show House Condition
Lounge
Dining Area
Modern Fully Fitted Kitchen**

**Modern Fully Fitted Bathroom
Gas Central Heating
Full UPVC Double Glazing
Private Enclosed Rear Garden
Parking For Several Vehicles
Delightful Location**

Offers Based on

£133,995



**Independent
Estate Agents**

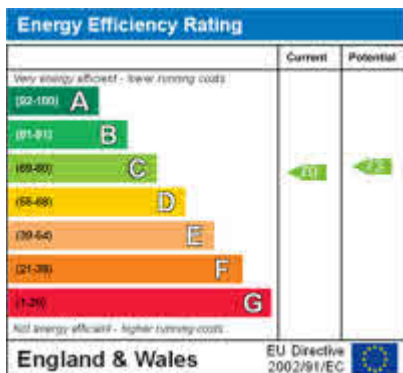
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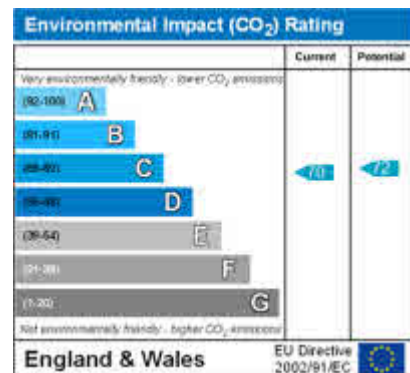
PROPERTY SPECIFICATION

2 TEAL GARTH, BRIDLINGTON. YO15 3LJ

LOCATION	Situated in the popular Kingfisher Lawns development to the south side of Bridlington, near to the Belvedere Golf Course, Hilderthorpe Junior School and not far from the South Bay foreshore.
PROPERTY	This modern three bedroomed semi-detached property has a deceptively spacious interior and has been improved with the addition of many superior quality fixtures, fittings and touches. The property benefits from full gas central heating and uPVC double glazing. It is essential to view the property internally to fully appreciate its appeal.
ENTRANCE HALL	With exterior courtesy light, uPVC entry door with frosted, arched, decorative glazed panel with inset crystal, triple spotlight fitting, central heating control thermostat, radiator, superior quality laminate flooring and coving to ceiling. Stairs to upper floor and door to lounge.
LOUNGE	15'0"x12'6" (maximum into niche) With front facing uPVC double glazed picture window, pine interior doors with frosted glazed panels, superior quality laminate flooring, coving to ceiling, radiator, feature modern brushed steel with pebbles fire with marble hearth and backplate inset into a pale coloured timber fire surround and mantle. Doors to understairs storage area and dining area / kitchen
DINING KITCHEN	13'4"x9'9" with rear facing uPVC double glazed window with fitted Venetian blind, uPVC rear access door, 6 spotlight ceiling fitting, ceramic tiled floor, comprehensive range of fitted base and wall units in light timber effect finish with fitted dark gloss finish worktops, tiled to water sensitive areas, fitted stainless steel one and a half bowl sink and drainer with mixer tap, built in electric oven and gas hob with filter hood over, wall mounted "Glow-worm 24 cxi" combi boiler, includes integral fridge, freezer, dishwasher and automatic washing machine, glass fronted display cabinet and wine rack, coving to ceiling, radiator.
FIRST FLOOR LANDING	With triple spotlight fitting, ladder access to roof void (loft) which is insulated and part boarded and incorporates loft light, pine doors off to all bedrooms and bathroom, coving to ceiling.
BEDROOM 1	10'0"x9'0" maximum with front facing uPVC double glazed window, door to walk in wardrobe storage, inset niche for TV with mirror backing, coving to ceiling, radiator.
BEDROOM 2	10'8"x7'1" maximum with rear facing uPVC double glazed window, coving to ceiling, radiator, will consider including bedroom furniture.
BEDROOM 3	9'8"x6'9" maximum with rear facing uPVC double glazed window, spotlight fitting, coving to ceiling, radiator.
BATHROOM	7'0"x6'1" Superbly appointed with quality accessories and fittings, side facing opaque uPVC double glazed window and fitted venetian blind, majority tiled, white suite comprising low flush W.C., vanity hand basin fitted into worktop with storage unit under, bath with Mira mains plumbed shower with chrome fittings, large waterfall head and extended glass shower screen, central heating connected towel rail/radiator, extractor fan, shaver point, ceramic tiled flooring.
EXTERIOR FRONT	Primarily gravelled for easy maintenance and ideal for parking for cars, or space for boat/caravan etc., with paved path leading to front access door, ornamental wall to side.
REAR GARDEN	Fenced on all sides with timber/willow stave screening to sides and rear, gated access from front, paved patio area, dwarf wall separates patio from lawned area with two corner planting areas and dwarf conifers, security light, exterior cold water tap, private and low maintenance.
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 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.