

Trinity Road, Bridlington



Semi-Detached Cottage
Three Bedrooms
Lounge
Fitted Kitchen/Diner

Bathroom
Gas Central Heating
Full UPVC Double Glazing
Private Enclosed Side Garden

Offers Over

£89,000



**Independent
Estate Agents**

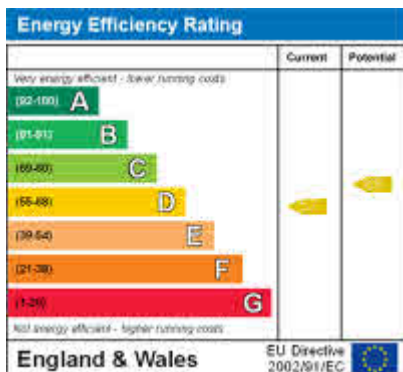
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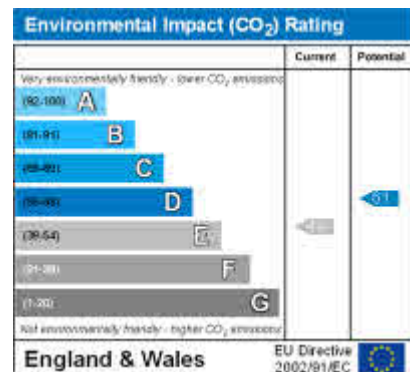
PROPERTY SPECIFICATION

11b Trinity Road, Bridlington, East Yorkshire, YO15 2EZ

LOCATION	Situated within walking distance of the town centre and north beach, nearby amenities include, supermarket, main post office, town centre shops, and the north beach promenade.
PROPERTY	This three bedroom semi-detached cottage benefits from full UPVC double glazing, gas central heating and front and side gardens.
ENTRANCE	Oak stained timber door with ornate glazed insets, radiator, doors to Lounge, Kitchen and under-stairs cupboard, stairs to upper floor.
LOUNGE	17'0" x 12'0" (5.18m x 3.66m). Front facing oak effect UPVC double glazed windows, iron fire surround and mantle with black marble effect hearth.
KITCHEN/DINER	12'8" x 15'10" (3.86m x 4.83m). Front facing UPVC double glazed oak effect window, 2 white side facing UPVC double glazed windows, half tiled in red with a range of modern base and wall mounted units with worktops over, built in oven and hob, 'worcester' central heating boiler, stainless steel sink with mixer tap, door to rear patio.
FIRST FLOOR	
½ LANDING	White UPVC double glazed window.
LANDING	Roof void access, system alarm, doors to bedrooms and bathroom, neutral decor.
BEDROOM 1	12'0" x 16'0" (3.66m x 4.88m). 2 front facing UPVC double glazed windows plus 1 rear facing UPVC oak effect double glazed window, central light fitting, TV and BT points, radiator.
BEDROOM 2	11'2" x 11'2" (3.40m x 3.40m). Front and side facing oak effect UPVC double glazed windows, radiators, neutral decor.
BEDROOM 3	9'8" x 6'6" (2.95m x 1.98m). 2 front facing oak effect UPVC double glazed windows, radiator.
BATHROOM	12'10" x 4'10" (3.91m x 1.47m). Side facing white UPVC double glazed patterned window, fully tiled, walk in shower with 'Triton' electric shower, low flush WC and hand wash basin, ceiling down lights, extractor fan, built in cupboard, laminate flooring, radiator.
EXTERIOR	
FRONT & SIDE GARDEN	Paved patio to side with timber garden shed, exterior tap, security light, gated to front garden area.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band B
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.