



Trinity Road,
Bridlington

Individually

£54,950

Block of 3 Guide Price

£144,950

3 Self Contained Flats
Two Bedrooms
Sold separately or as a Block
Lounge
Fitted Kitchen
Bathroom/WC

Electric Heating
Part UPVC Double Glazing
Ground Floor Flat Rear Garden
Convenient Location
Ground Floor Tenanted
East Riding Council Standard



**Independent
Estate Agents**

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PROPERTY SPECIFICATION

58 Trinity Road, Bridlington, East Yorkshire, YO15 2EY

FLAT 1 (GROUND FLOOR)

ENTRANCE HALL

11'3" x 2'10" (3.43m x 0.86m). Door from main entrance hall leading to inner hall.

LOUNGE

13'9" x 14'3" (4.2m x 4.34m). Front facing bay window, entrance door leading to the hallway, storage heater, power points, TV and telephone point.

KITCHEN

6'10" x 6'1" (2.08m x 1.85m). Rear facing UPVC double glazed window and UPVC double glazed door leading to the side, range of wall and base units with roll top work surfaces, laminated tiled flooring, tiled splash back, stainless steel sink and drainer, space for cooker and power points.

BEDROOM 1

11'10" x 12'10" (3.6m x 3.91m). Rear facing UPVC double glazed window, coving to ceiling, storage heater and power points.

BEDROOM 2

12'10" x 9'5" (3.91m x 2.87m). Side facing UPVC double glazed window, built in cupboard housing emersion heater, TV point and power points.

BATHROOM

8'7" x 4'5" (2.62m x 1.35m). Side facing UPVC double glazed opaque window, three piece bathroom suite comprising of panel enclosed bath, pedestal hand wash basin and low flush W.C, part tiled and extractor fan.

GARDEN

Rear courtyard with brick built shed with plumbing for washing machine.

FLAT 2 (FIRST FLOOR)

LOUNGE

13'9" x 12'4" (4.2m x 3.76m). Front facing bay window, coving to ceiling, stripped wooden floors, feature fire place, power points and TV point.

KITCHEN

9'11" x 7'1" (3.02m x 2.16m). Front facing UPVC double glazed window, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washing machine, stainless steel sink and drainer unit, space for fridge/freezer, electric cooker and power points.

BEDROOM 1

12'9" x 11'11" (3.89m x 3.63m). Rear facing UPVC double glazed window, coving to ceiling, freestanding electric heater, built in cupboard and power points.

W.C.

3'11" x 4'2" (1.2m x 1.27m). Side facing UPVC double glazed opaque window, high level W.C.

BEDROOM 2

9'6" x 10'9" (2.9m x 3.28m). Rear facing UPVC double glazed window, cupboard housing emersion tank and freestanding electric heater.

BATHROOM

4'11" x 6'6" (1.5m x 1.98m). Side facing UPVC double glazed opaque window, panel enclosed bath, pedestal hand wash basin, part tiled.

FLAT 3 (TOP FLOOR)

ENTRANCE HALL

16'4" x 6'2" (4.98m x 1.88m). Entrance door leading from flat two, airing cupboard housing emersion tank, power points, radiator and access to loft.

LOUNGE

12'0" x 13'9" (3.66m x 4.2m). Front facing UPVC double glazed window, power points, TV point, radiator.

KITCHEN

9'8" x 6'2" (2.95m x 1.88m). Front facing UPVC double glazed window, range of wall and base units with roll top work surfaces, tiled splash back, stainless steel sink and drainer, plumbing for washing machine, electric cooker and power points.

BEDROOM 1

11'9" x 10'8" (min) (3.58m x 3.25m (min)). Rear facing UPVC double glazed dormer window, textured ceiling, freestanding oil radiator and radiator.

BEDROOM 2

9'8" max x 6'2" max (2.93m max x 1.88m max). Rear facing UPVC double glazed dormer window, electric heater and power points.

BATHROOM

Side facing UPVC double glazed opaque window, three piece suite comprising of panelled bath, hand wash basin and low flush W.C, part tiled.

SERVICES

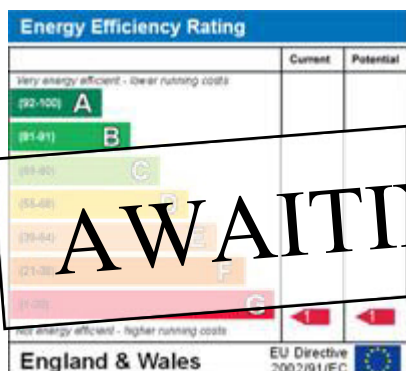
Mains gas, water and electricity.

COUNCIL TAX

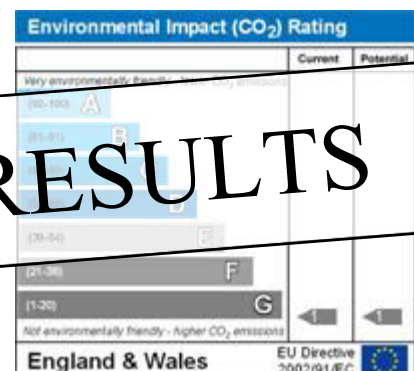
TBC

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 on a beam of light property for sale or rent. The data does not include the type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.



AWAITING EPC RESULTS

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.