



CRANSWICKS

Chartered Surveyors, Land & Estate Agents

Easton Road, Bridlington

- 4 bedroom detached house
- Wolds views to rear
- **Subject to Agricultural Occupancy Condition**

Asking Price: £199,950



Easton Road, Bridlington



PROPERTY TYPE:

A 4 bedroom detached house with gas fired central heating and offering Wolds views to the rear.

The property has an Agricultural Occupancy Condition and only people employed in or retired from agricultural or forestry work in the locality should apply.

LOCATION:

The property is located on the western outskirts of the town on the Bridlington to York scenic route.

THE ACCOMMODATION COMPRISES:

ENTRANCE LOBBY:

With built-in meter cupboard.

ENTRANCE HALL:

With single radiator, fitted carpet and staircase to first floor.





SITTING ROOM:

19' 4" x 12' 10" (5.91m x 3.93m)

With brick feature fireplace with wood burner, French doors to garden, 2 double radiators, 3 single glazed windows, fitted carpet.

DINING ROOM:

10' 10" x 13' 2" (3.31m x 4.03m)

With double radiator, brick feature wall, beamed ceiling, single glazed window, fitted carpet.

REAR LOBBY:

With tile floor and rear door to side drive.

SHOWER ROOM:

7' 3" x 4' 0" (2.21m x 1.22m)

Half tiled, with coloured suite comprising washbasin, wc and shower cubicle with electric shower, tile floor, radiator.



KITCHEN:

10' 10" x 9' 5" (3.32m x 2.88m)

With range of wood fronted fitted worktop units and eye-level wall cupboards, drainer sink unit, double radiator, sealed unit double glazed window, wall mounted gas condensing combi boiler.

UTILITY AREA:

5' 1" x 5' 5" (1.55m x 1.67m)

With tile floor and sealed unit double glazed window.

WALK-IN PANTRY:

With shelving and tile floor.

Staircase from hall to first floor landing:

With double radiator and single glazed window.



BEDROOM 1 (OVER CAR PORT):

8' 10" x 8' 10" (2.71m x 2.7m)

With double radiator and single glazed window, fitted carpet.

BEDROOM 2:

11' 4" x 10' 11" (3.47m x 3.35m)

With radiator, single glazed window, fitted carpet.

BEDROOM 3:

8' 1" x 9' 6" (2.47m x 2.91m)

With built-in wardrobe, double radiator, fitted carpet.



BEDROOM 4:

12' 11" x 10' 10" (3.94m x 3.32m)

With double radiator, 3 sash windows with Wolds views to the rear, fitted carpet.

BATHROOM (OVER CAR PORT):

9'6" x 8'2" (2.90m x 2.50m)

With vintage style bath, pedestal washbasin, shower cubicle with shower off mains, wc, heated towel rail, single radiator, single glazed window, tile effect vinylay floor covering.

OUTSIDE:

Vehicular and pedestrian access via right of way over the driveway belonging to the neighbouring property leading to car port.

Please note that only the footprint of the property is offered for sale. No garden area is included at all.

SERVICES:

Mains gas, electricity, water are installed. Drainage is to septic tank.

HEATING:

Gas fired central heating is installed from the boiler located in the kitchen.

COUNCIL TAX:

The property is in Council Tax Band D.

TENURE:

The property is freehold.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

NOTE:

THE PROPERTY HAS AN AGRICULTURAL OCCUPANCY CONDITION STATING THAT

"THE OCCUPATION OF THE DWELLING SHALL BE LIMITED TO A PERSON SOLELY OR MAINLY EMPLOYED, OR LAST EMPLOYED, IN THE LOCALITY IN AGRICULTURE AS DEFINED IN SECTION 290 OF THE TOWN & COUNTRY PLANNING ACT 1971, OR IN FORESTRY, OR A DEPENDANT OF SUCH A PERSON RESIDING WITH HIM (BUT INCLUDING A WIDOW OR WIDOWER OF SUCH PERSON)".

ONLY PEOPLE IN OR RETIRED FROM AGRICULTURAL OR FORESTRY WORK SHOULD ENQUIRE.

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RICS



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