



**CRANSWICKS**

Chartered Surveyors, Land & Estate Agents

**Easton Road, Bridlington**

- Freehold
- 4 bedroom detached house
- In grounds of approximately 2.7 acres
- Wolds views to rear

**Asking Price: £425,000**





**PROPERTY TYPE:**

A 4 bedroom detached house in grounds of approximately 2.7 acres with gas fired central heating and offering Wolds views to the rear.

**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 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 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.





For illustrative purposes only

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		

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#### 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" (2.9m x 2.5m)

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

#### OUTSIDE:

Access from Easton Road leading to parking area and car port. Front and side lawned garden area.

Immediate surrounding grassland making a total site of approximately 2.7 acres.

#### SERVICES:

Mains gas, electricity, water and drainage are installed.

#### HEATING:

Gas fired central heating.

#### COUNCIL TAX:

The property is in Council Tax Band D.

#### TENURE:

The property is freehold.



**RICS**

