



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.



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.



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		

Disclaimer: Messrs Cranswicks for themselves as Agents for the Vendors/Lessors of this property hereby give notice that:

1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2. All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3. All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Cranswicks have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore, purchasers should satisfy themselves that any such item is in working order by means of a survey inspection etc before entering into any legal commitment. 5. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7. There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.



RICS



96 Quay Road, Bridlington, East Yorkshire, YO16 4HZ

Tel: 01262 672110 Email: info@cranswicks.com

www.cranswicks.com

CRANSWICKS

Chartered Surveyors, Land & Estate Agents