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Estate Agents

39 St Johns Avenue
Bridlington
YO16 4ND

Substantial end terraced house
4 good-sized bedrooms
2 reception. Large dining kitchen

Gas CH and uPVC DG
Substantial rear garden
Well-presented throughout

Asking Price Of:
£185,000



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PROPERTY PROFESSIONALS SINCE 1891

39 St Johns Avenue

Bridlington

YO16 4ND



LOCATION

The property is set in an established and popular residential area on the western side of Bridlington town, within easy walking distance of all the local shops, local retail park and supermarket. The schools that serve the locality are Bridlington Comprehensive and Quay Primary, both are within half a mile radius. Buses are routed past St Johns Avenue which link to the main town centre and surrounding areas.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

A great opportunity to purchase a substantial end terraced house, built in approximately 1901, which is well presented throughout. The property offers a spacious four bedroomed layout with two reception rooms which makes it ideal for a family or buyer seeking space.

The property benefits from gas central heating, uPVC double glazing, a substantial rear garden with useful out stores and parking to the front of the property for at least two vehicles.

ENTRANCE LOBBY

3' 11" x 3' 6" (1.19m x 1.07m)

With timber entrance door and tiled flooring.

ENTRANCE HALL

23' 3" x 6' 1" (7.09m x 1.85m)

With uPVC entrance door, tiled flooring, under stairs cupboard and stairs to first floor.



LOUNGE

16' 7" x 13' 3" (5.05m x 4.04m)

With bay window to front elevation, radiator, TV point and feature fire place with gas fire.



SITTING ROOM/DINING ROOM

13' 1" x 11' 4" (3.99m x 3.45m)

With door to garden, TV point, radiator, laminate flooring and feature fire place with electric stove.



KITCHEN

20' 7" x 10' 10" (6.27m x 3.3m)

With a modern range of base and drawer units, worktop over, upstand, ceramic 1.5 bowl sink with mixer tap, extractor fan and space for fridge freezer, range cooker, tumble dryer and washer. Laminate tiled flooring, TV point, hot water boiler with filter, wall mounted gas central heating boiler, large recessed cupboard, modern radiator, side entrance door, two windows to side elevation and one to the rear.



FIRST FLOOR LANDING

A split level landing with storage cupboard.

BEDROOM 1

17' 9" x 13' 4" (5.41m x 4.06m)

With two windows to the front elevation, radiator and five double wardrobes, some with mirrors.



BEDROOM 2

13' 5" x 11' 7" (4.09m x 3.53m)

With window to rear elevation, laminate flooring, radiator and storage cupboard.



BEDROOM 3

11' 0" x 10' 11" (3.35m x 3.33m)

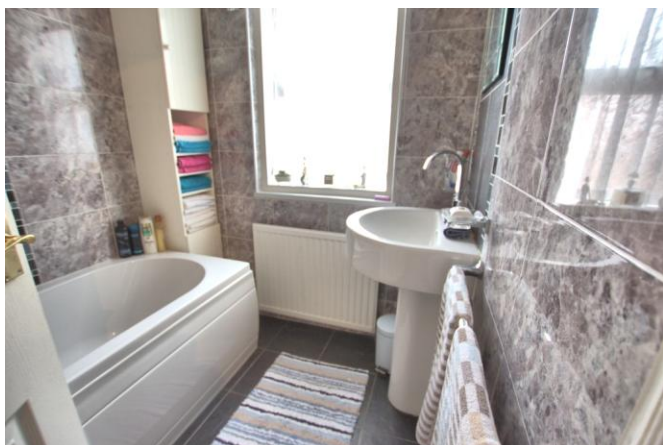
With window to rear elevation, radiator and a double fitted wardrobe.



BATHROOM

6' 7" x 5' 10" (2.01m x 1.78m)

A modern white suite with 'P' shaped bath with shower over and glass shower screen, pedestal wash hand basin, fully tiled throughout, radiator and window to side elevation.



SEPARATE WC

4' 6" x 3' 0" (1.37m x 0.91m)

With a low level WC, laminate flooring, part tiled walls and window to side elevation.



SECOND FLOOR LANDING

BEDROOM 4

18' 2" x 13' 7" (5.54m x 4.14m)

With two large storage cupboards, dormer window to front elevation, radiator and eaves access.



OUTSIDE

To the front of the property is a block paved driveway with vehicular access and parking for at least two vehicles. A side gated access leads to the rear garden.

The substantial rear garden is very colourful and well-kept and has walled surrounds offering security and privacy. The garden has two water features, shrubs and various flowers, a patio seating area, decking, astro turf to the centre, two ponds one stocked with fish and the other one offers a water feature, large brick garden store and a further garden store/sun room at the rear of the garden.



NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

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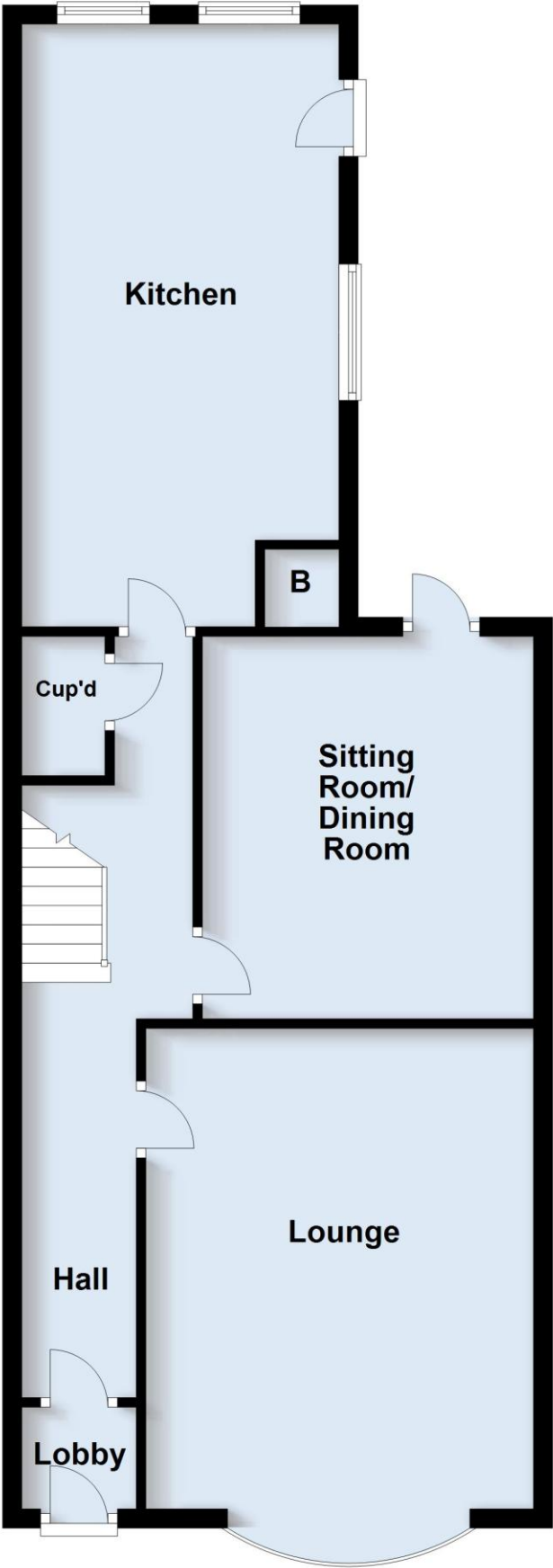
TENURE

Freehold.

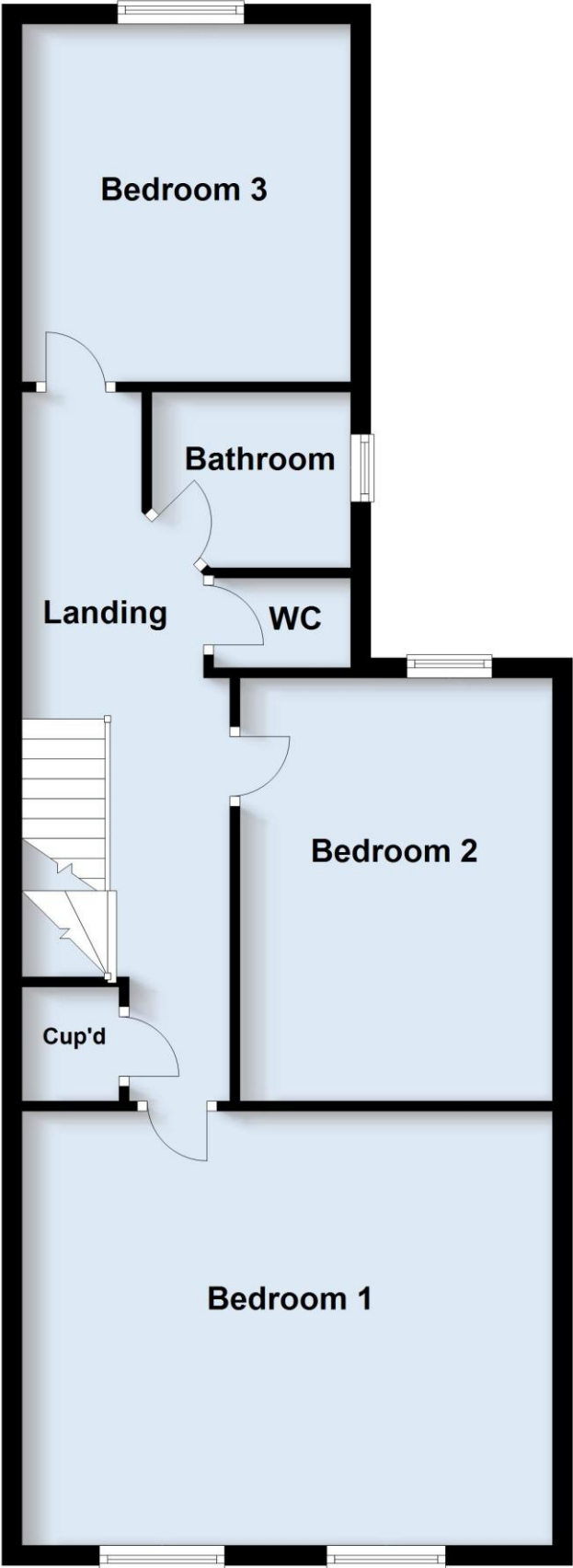
SERVICES

All mains services connected.

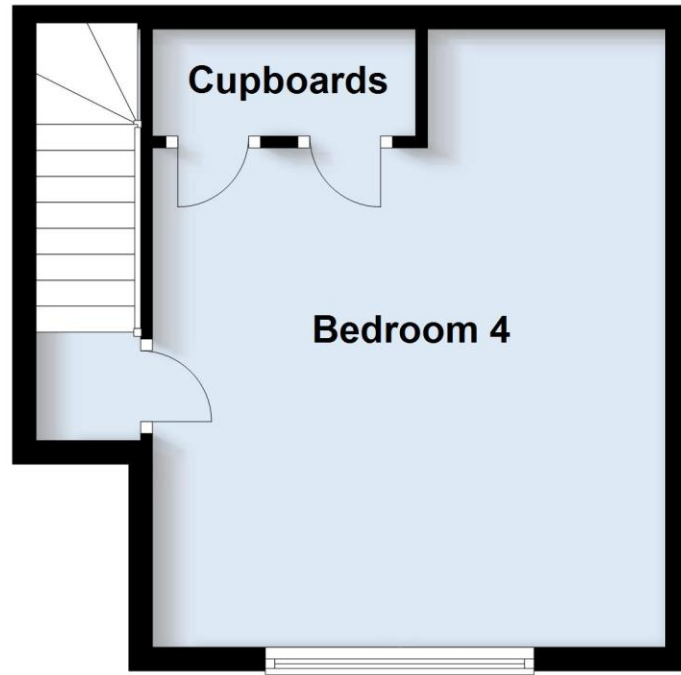
Ground Floor

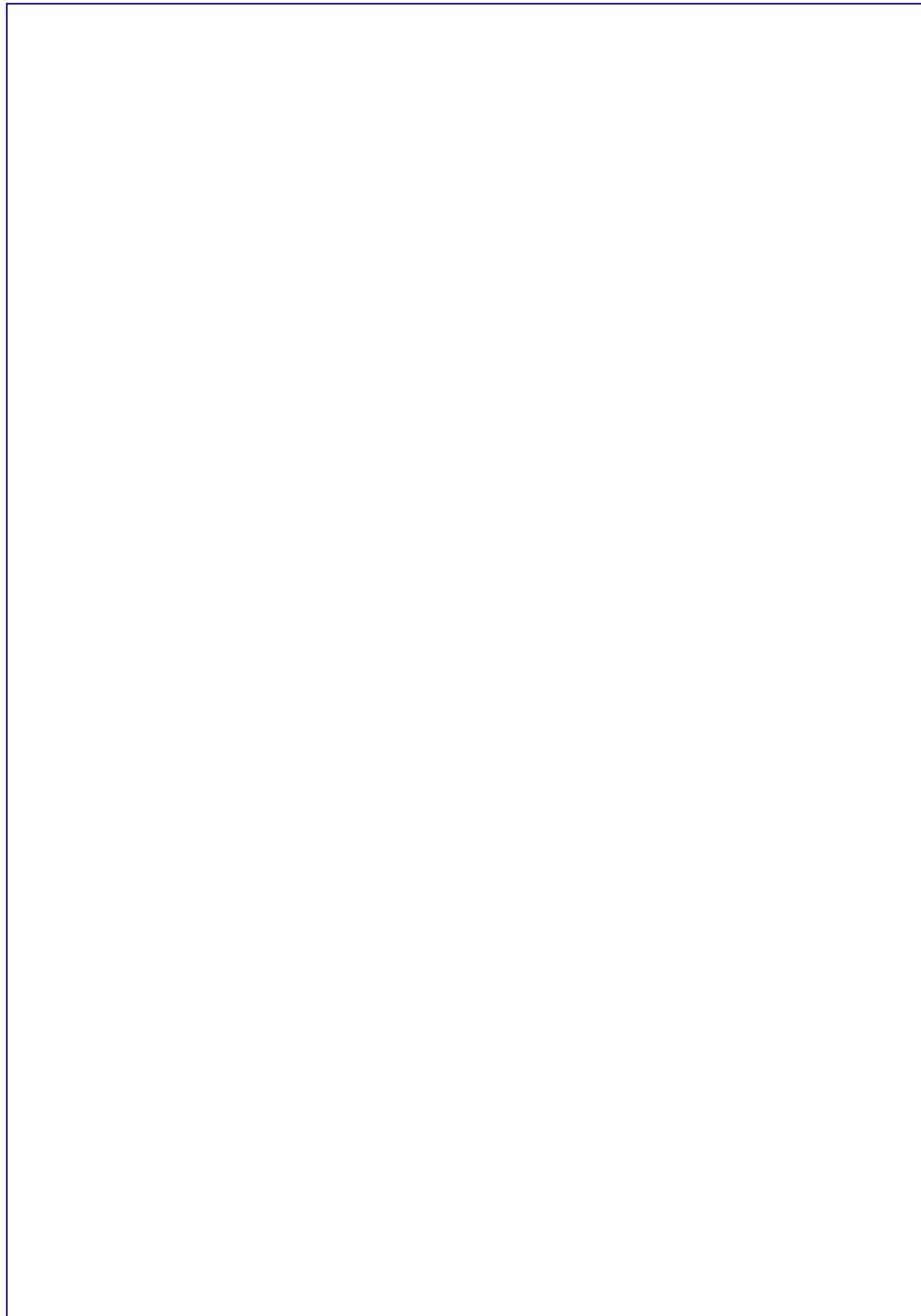


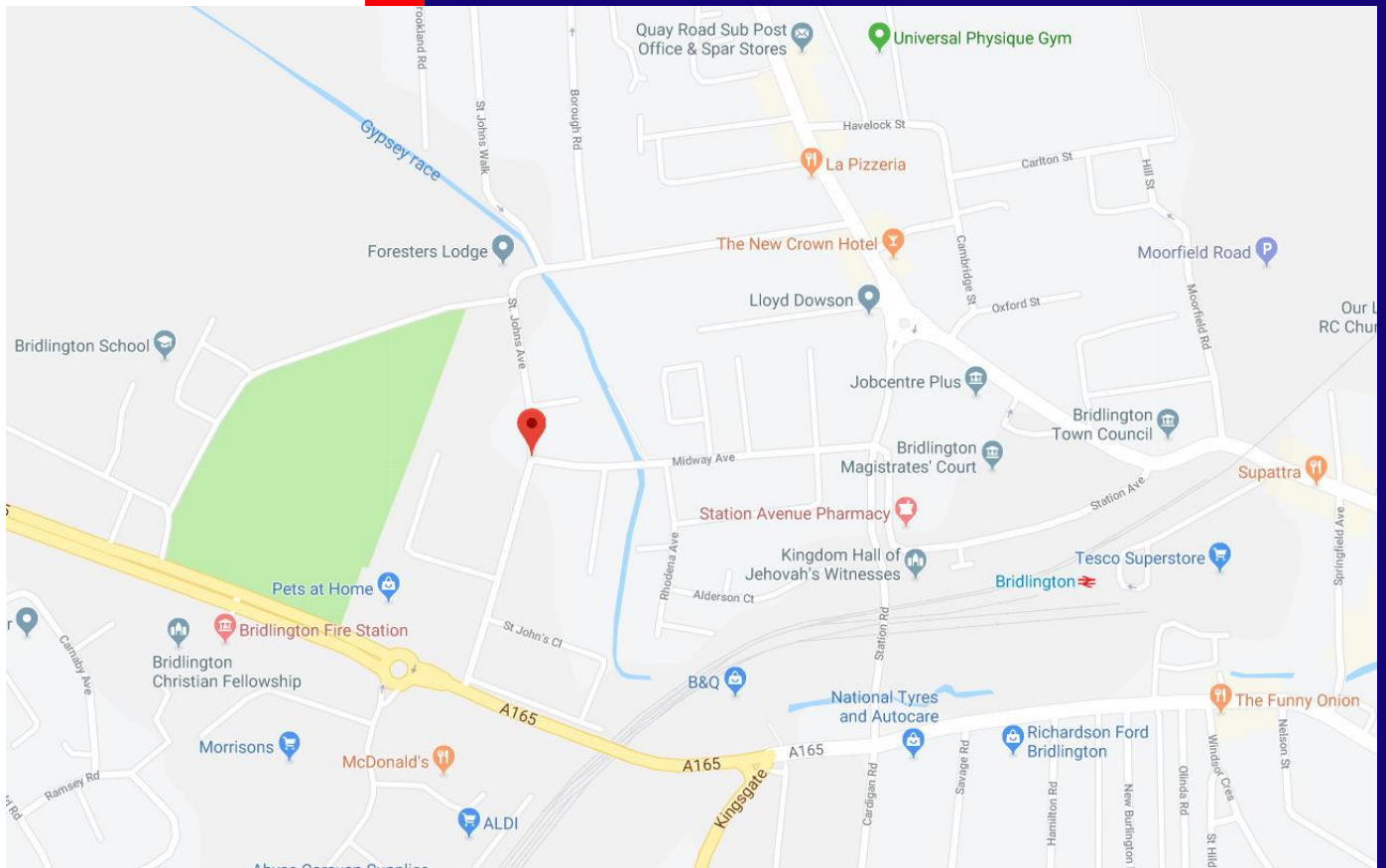
First Floor



Second Floor







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