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Estate Agents

59 St Johns Avenue
Bridlington
YO16 4ND

Five bedrooms
Quality Kitchen and
bathrooms
Upvc double glazing

Gas central heating
Parking and gardens
Period property

Guide Price: £189,950



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PROPERTY PROFESSIONALS SINCE 1891

59 St Johns Avenue

Bridlington

YO16 4ND



LOCATION

This delightful five bedroomed property has been enhanced and improved to create a superb family home. The property offers spacious accommodation with two good sized reception rooms, large re-fitted kitchen, Ground floor shower room, five good sized bedrooms and a family bathroom with separate WC. FAMILY SIZED ACCOMMODATION WITH GENEROUS GARDEN AND PATIO AREA. The property is fully uPVC double glazed and gas centrally heated, two parking space to the front of the property. VIEWING HIGHLY RECOMMENDED!

The freehold is located within easy walking distance of local shops, schools, amenities, buses and the town.

ACCOMMODATION

This is a great opportunity to purchase a five bedroomed, three storey town house which has had no expense spared and is beautifully presented throughout.

The property offers a very spacious layout briefly comprising entrance porch, entrance hall, lounge, dining room, spacious kitchen, shower room, family bathroom and five good sized bedrooms. The property also benefits from two parking spaces, very private gardens to the rear, gas central heating and uPVC double glazing.

This is a perfect family home and must be seen to appreciate what is on offer. ONE NOT TO BE MISSED!!!

ENTRANCE PORCH

5' 8" x 4' (1.73m x 1.22m)

With upvc door into and timber feature glazed door to entrance hall.

HALLWAY

26' 2" x 5' 6" (7.98m x 1.68m)

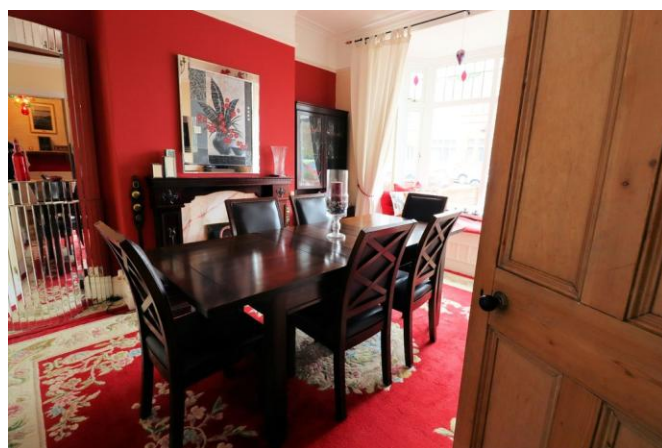
With stairs leading off, under stairs cupboard, radiator and doors to:



DINING ROOM

16' x 12' 7" (4.88m x 3.84m)

With feature fireplace, electric fire in situ, marble inset and hearth, timber surround, window seat and radiator.



KITCHEN

12' 9" x 11' 11" (3.89m x 3.63m)

With super range of modern cottage style units, drawer units, large storage cupboards to recess, island cupboards and space for range cooker, tiled splash back, sink unit with 1 1/2 bowl stainless steel sink and mixer tap, Upvc rear entrance door.



KITCHEN



SHOWER ROOM

5' 7" x 4' 3" (1.7m x 1.3m)

With wet room style flooring, tiled walls, thermostatic shower over, wall mounted wash hand basin, low level wc, heated towel ladder, ceiling spotlighting and window to side elevation.



LOUNGE

17' 7" x 12' 1" (5.36m x 3.68m)

With two radiators, electric feature fireplace, TV point and French doors to garden.



LOUNGE



FIRST FLOOR LANDING

With radiator and doors to:

BEDROOM ONE

15' x 12' 3" (4.57m x 3.73m)

With window to rear and radiator.



BEDROOM ONE

BEDROOM TWO

12' 11" x 9' 3" (3.94m x 2.82m)

With radiator and window to rear elevation.



BEDROOM THREE

16' x 12' 5" (4.88m x 3.78m)

With bay window to front elevation and radiator.



WC

5' 5" x 3' 8" (1.65m x 1.12m)

With low level wc, radiator and window to side elevation.



FAMILY BATHROOM

8' 7" x 5' 9" (2.62m x 1.75m)

With white suite, comprising panelled bath with thermostatic shower over, pedestal wash hand basin, fully tiled throughout, window to front elevation, ceiling spotlighting and heated towel ladder.



SECOND FLOOR LANDING

With skylight and doors to:

BEDROOM FOUR

12' 6" x 11' 1" (3.81m x 3.38m)

Window to rear and radiator (currently used as an office).



BEDROOM FIVE

12' 1" x 11' 4" (3.68m x 3.45m)

Window to front elevation, radiator and loft access.



STORE ROOM

8' 4" x 5' 5" (2.54m x 1.65m)

Perfect walk-in facility with window to front elevation. (Could easily be made into a shower room/ cloaks wc)

OUTSIDE

To the front of the property is a large block paved driveway with parking for two vehicles. There is a side passageway between number 59 and 61 for rear access.

To the rear of the property there is a very private sunny SOUTH FACING rear garden mainly laid to lawn with colourful shrubs, flowers trees and climbers, large block paved patio area/ seating area, the garden is mainly walled and there is a timber garden shed, three brick built outhouses, one of which is currently used as a utility room.

UTILITY ROOM 7'7 x 5'7 With space for washer, tumble dryer, fridge freezer, stainless steel sink unit with mixer tap, worktop over, window to rear and vinyl flooring.

Outside lighting and outside tap.



GARDEN

ENERGY PERFORMANCE CERTIFICATE

Rating E



VIEWING

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

Regulated by RICS

TENURE

Freehold.

SERVICES

All mains services connected.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

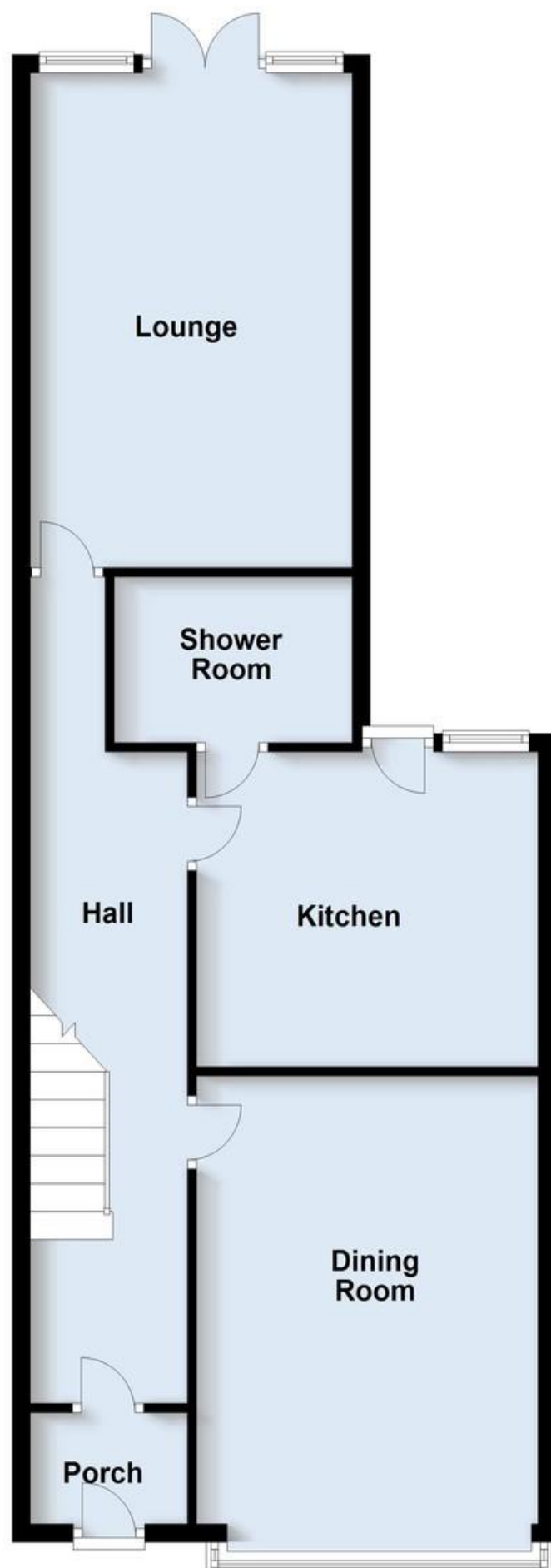
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

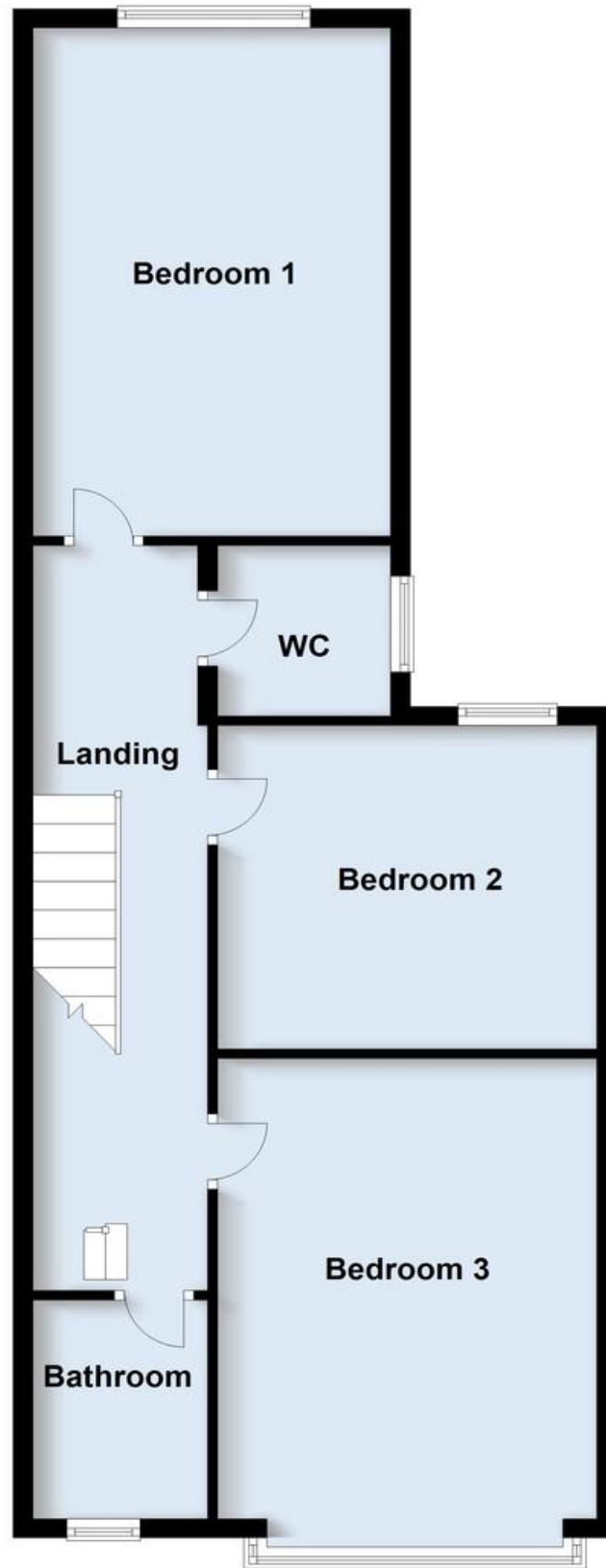
COUNCIL TAX BAND

Band C.

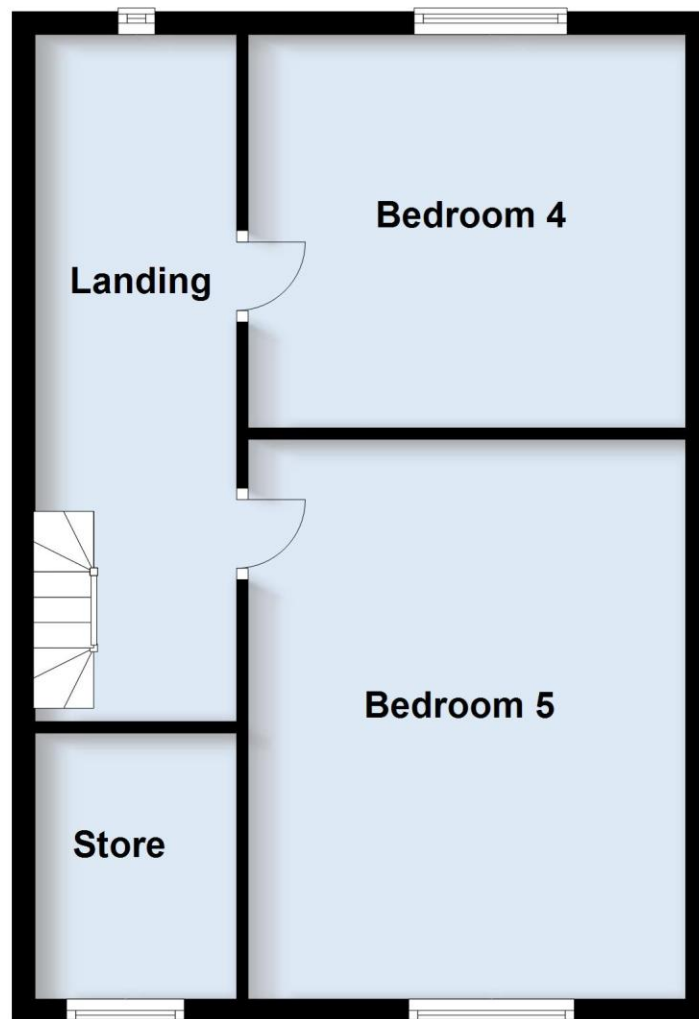
Ground Floor

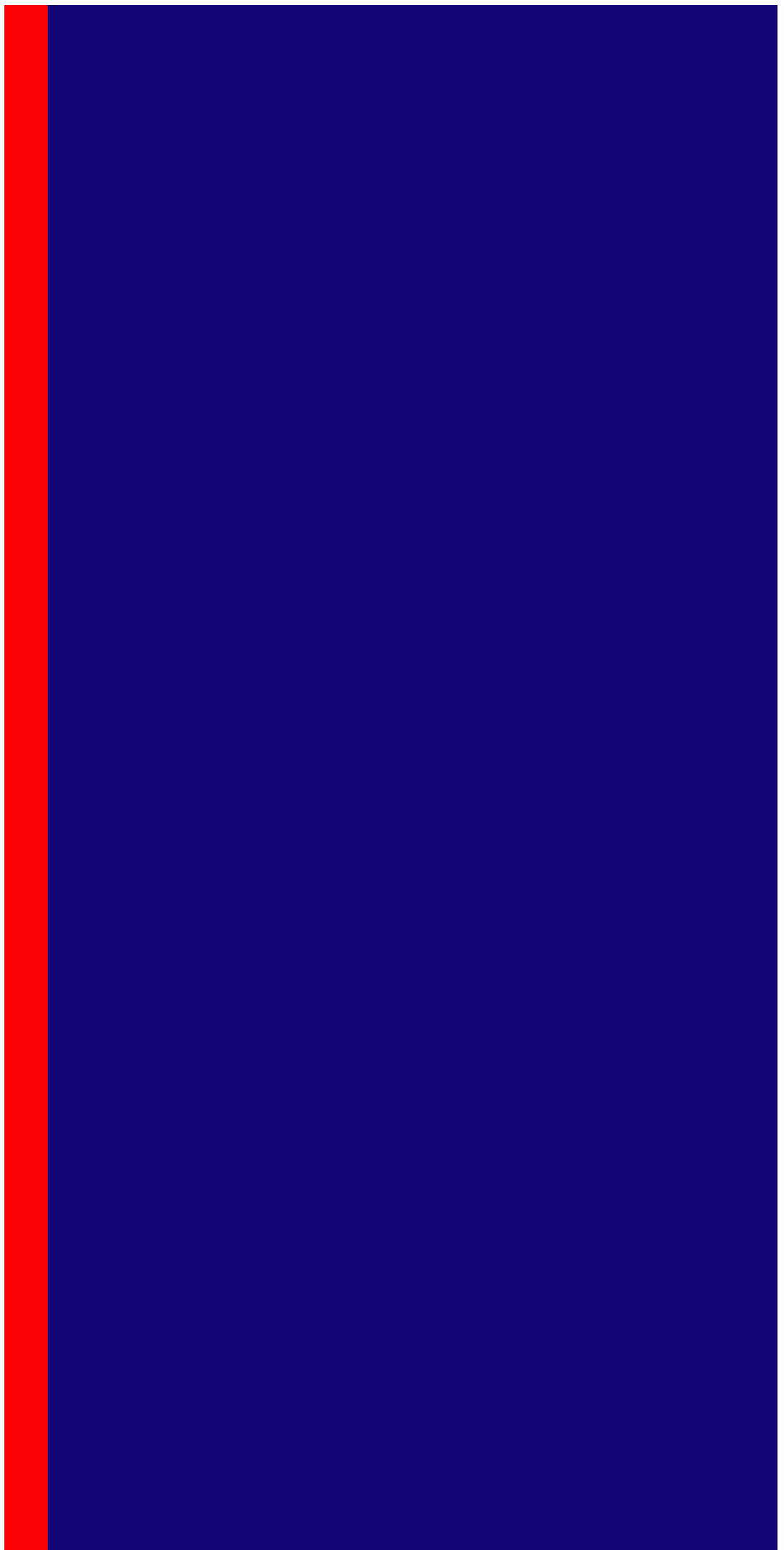


First Floor



Second Floor





01262 401401



16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



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