



## Bladon Road

Bridlington, YO16 7DY

Asking Price £195,000



Hunters are excited to offer to the market this well presented two bedroom semi detached home situated in an ideal location close to schools and local amenities. The property benefits from gas central heating and off street parking for multiple vehicles. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, bar room, two double bedrooms, family bathroom and a WC. To the outside there is a rear garden with patio areas along with a driveway and garage providing off street parking. Viewings are strongly advised to avoid missing out.



### Entrance Hall 0'0" x 0'0" (0 x 0)

UPVC double glazed window to front aspect, UPVC front door, coving, radiator, telephone point and stairs to first floor landing.

### Lounge 0'0" x 0'0" (0 x 0)

UPVC double glazed door to front aspect, UPVC French door leading to garden, coving, two radiators, TV point and power points.

### Dining Room 0'0" x 0'0" (0 x 0)

Archway leading to kitchen, cupboard housing gas and electric point, feature wood burner, radiator, cupboard, part paneled walls, telephone point and power points.

### Kitchen 0'0" x 0'0" (0 x 0)

UPVC double glazed window to side aspect, UPVC door to garden, coving, range of wall and base units with roll top work surfaces, splashback, plumbed for washing machine, plumbed for dishwasher, sink and drainer unit, space for fridge/freezer, cooking range, extractor hood and power points.

### Downstairs Bedroom 0'0" x 0'0" (0 x 0)

UPVC double glazed window to side aspect, radiator and power points.

### First Floor Landing 0'0" x 0'0" (0 x 0)

UPVC double glazed opaque window to front aspect, cupboard, loft access with pull down ladder and power points.

### Bedroom One 0'0" x 0'0" (0 x 0)

UPVC double glazed window to rear aspect, fitted wardrobes housing gas boiler and power points.

### Bedroom Two 0'0" x 0'0" (0 x 0)

UPVC double glazed window to rear aspect, coving, fitted wardrobes, radiator and power points.

### Bathroom 0'0" x 0'0" (0 x 0)

UPVC double glazed opaque window to front aspect, shower cubicle with thermostatic, ladder style radiator, low flush WC, wash hand basin with vanity unit and part tiled walls.

### WC 0'0" x 0'0" (0 x 0)

UPVC double glazed opaque window to front aspect and low flush WC.

### Rear Garden 0'0" x 0'0" (0 x 0)

Mainly laid to lawn with plant and shrub borders, patio area, outside taps, outside lights and side entrance.

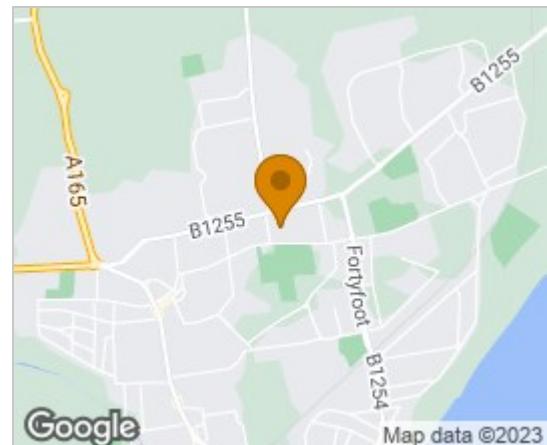
### Garage 0'0" x 0'0" (0 x 0)

Up and over door and power and lighting.

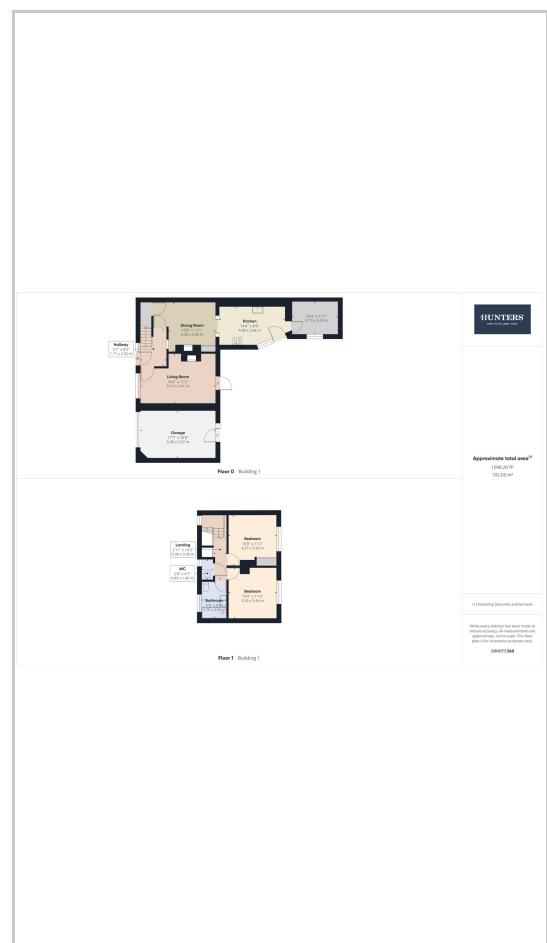
### Driveway

Brick paved driveway providing off street parking for multiple vehicles.

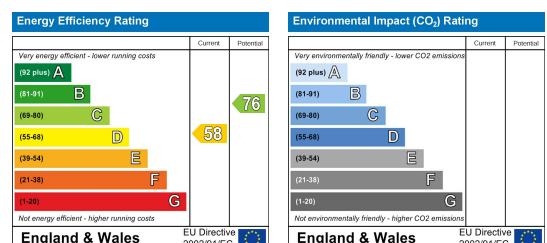
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.