

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westmoreland Avenue

Bridlington, YO15 2QG

Offers In The Region Of £115,000



# 2 Westmoreland Avenue

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## Entrance Hall

UPVC double glazed front door, radiator, power points and stairs to first floor landing.

## Hallway

UPVC double glazed side door to yard.

## Lounge

UPVC double glazed bay window to front aspect, coving, radiator, TV point, telephone point and power points.

## Dining Room

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

## Kitchen

UPVC double glazed window to rear aspect, range of wall and base units with roll top work surfaces, tiled splashback, understairs cupboard, feature fireplace, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, extractor hood, lino flooring and power points.

## Utility Room

UPVC double glazed window to side aspect, space for washing machine, space for dishwasher, space for tumble dryer, lino flooring and power points.

## First Floor Landing

Loft access and power points.

## Bedroom One

Two UPVC double glazed window to front aspect, radiator, telephone point and power points.

## Bedroom Two

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

## WC

UPVC double glazed window to side aspect, radiator, lino flooring, low flush WC and wash hand basin.

## Second Floor Landing

Velux window and power points.

## Bedroom Three

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

## Bedroom Four

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

## Bathroom

UPVC double glazed window to rear aspect, lino flooring, radiator, ladder style radiator, panel enclosed bath with mixer taps, enclosed shower unit with electric shower over, low flush WC, wash hand basin with pedestal and part tiled walls.

## Yard

Rear yard with rear entrance.



Hunters are pleased to offer to the market this four-bedroom, mid terraced property in a central location close to Brdlington's town centre.

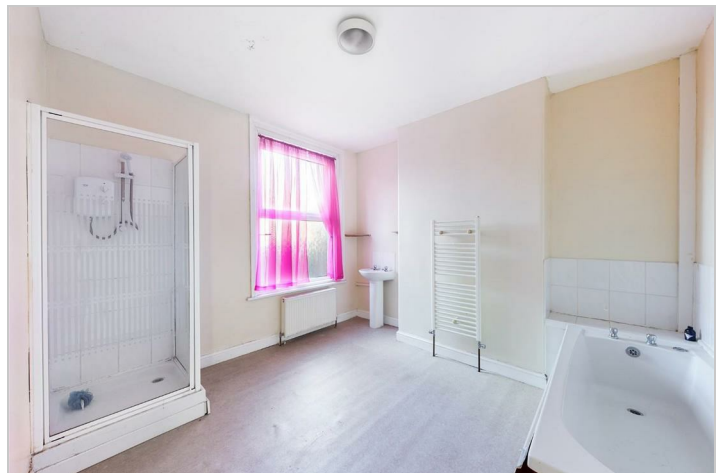
The property is offered to the market with no onward chain. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen and utility room to the ground floor.

To the first floor there are two bedrooms, a bathroom and a separate WC.

To the second floor there are a further two bedrooms.

To the outside of the property, there is a rear yard and parking is on street.

Viewings are advised to see the potential of this property.



Road Map



Hybrid Map



Terrain Map



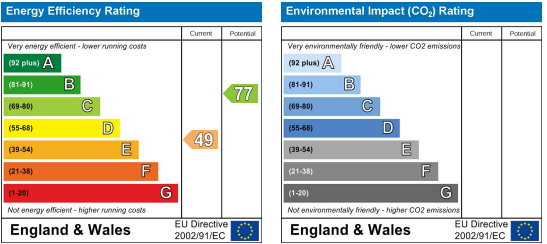
Floor Plan



Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

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.