



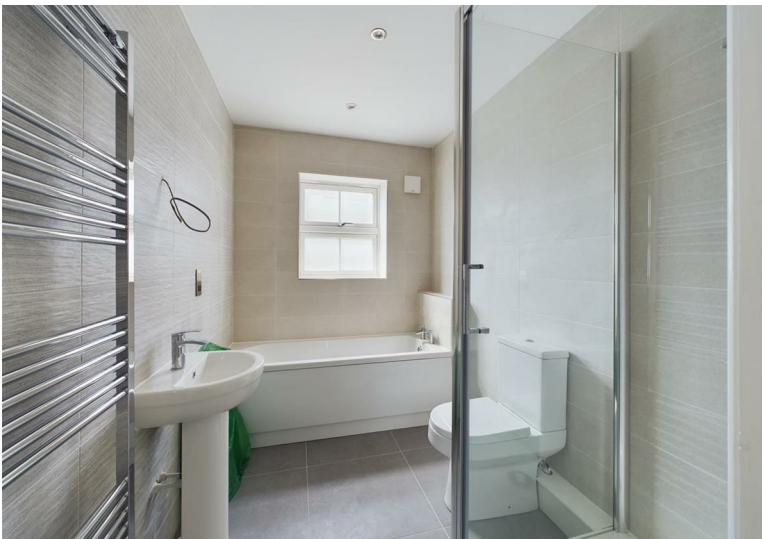
4 Charlton Close
Bridlington, East Yorkshire YO16 7ER
Asking price £340,000


WILLOWGREEN
ESTATE AGENTS

A BRAND NEW home, situated in a recently completed development just off Pinfold Street which is situated between Sewerby Road and Marton Road. There is a block paved driveway to the bungalow.

The property briefly comprises, entrance hall, lounge, kitchen, three bedrooms, (one could be used as a dining room), bathroom, utility room and garage. There is a private garden to the rear, mainly laid to lawn with stone flagged patio/ seating area.

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.



ENTRANCE HALL 3'8" x 12'5" (1.12 x 3.80)
With composite door into, ceiling spotlighting, loft access and doors to all rooms.

LOUNGE 12'3" x 14'10" (3.74 x 4.53)
A feature brick fireplace with multi-fuel burning stove in situ, spotlighting, radiator, coving and bi-fold doors to garden.

KITCHEN 9'7" x 10'0" (2.93 x 3.05)
With BRAND NEW grey gloss wall and base units, with work surface over, Neff electric oven, hob and extractor, built-in dishwasher and fridge, 1 1/2 bowl stainless steel sink and drainer with mixer tap, window to rear elevation, spotlights and radiator.

BEDROOM 1 12'4" x 9'6" (3.76 x 2.91)
With window to front elevation with superb views over to the Priory Church, spot lighting, wall lighting and radiator.

BEDROOM 2 12'2" x 9'6" (3.72 x 2.91)
With window to front elevation, spotlighting, wall lighting and radiator.

BEDROOM 3/ DINING ROOM 6'5" x 10'10" (1.96 x 3.32)
With window to rear elevation, spotlighting and radiator.

UTILITY ROOM 6'3" x 4'9" (1.93 x 1.47)
With space and plumbing for washing machine and door to garage.

BATHROOM 8'9" x 6'0" (2.67 x 1.84)
With white suite comprising quadrant shower cubicle, thermostatic shower over, wash hand basin, low level wc, panelled bath, heated towel ladder. Window to side elevation.

OUTSIDE
To the front of the property there is a block paved driveway and walkway. A shallow walled frontage, side gated access to the rear garden which is mainly laid to lawn with large stone flagged patio. The boundaaries are secure and private.

GARAGE
With remote door to front elevation. Window and door to the rear elevation, power and light connected.

PARKING
There is parking available on the driveway, to the front of the garage, further parking to the left of the property.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

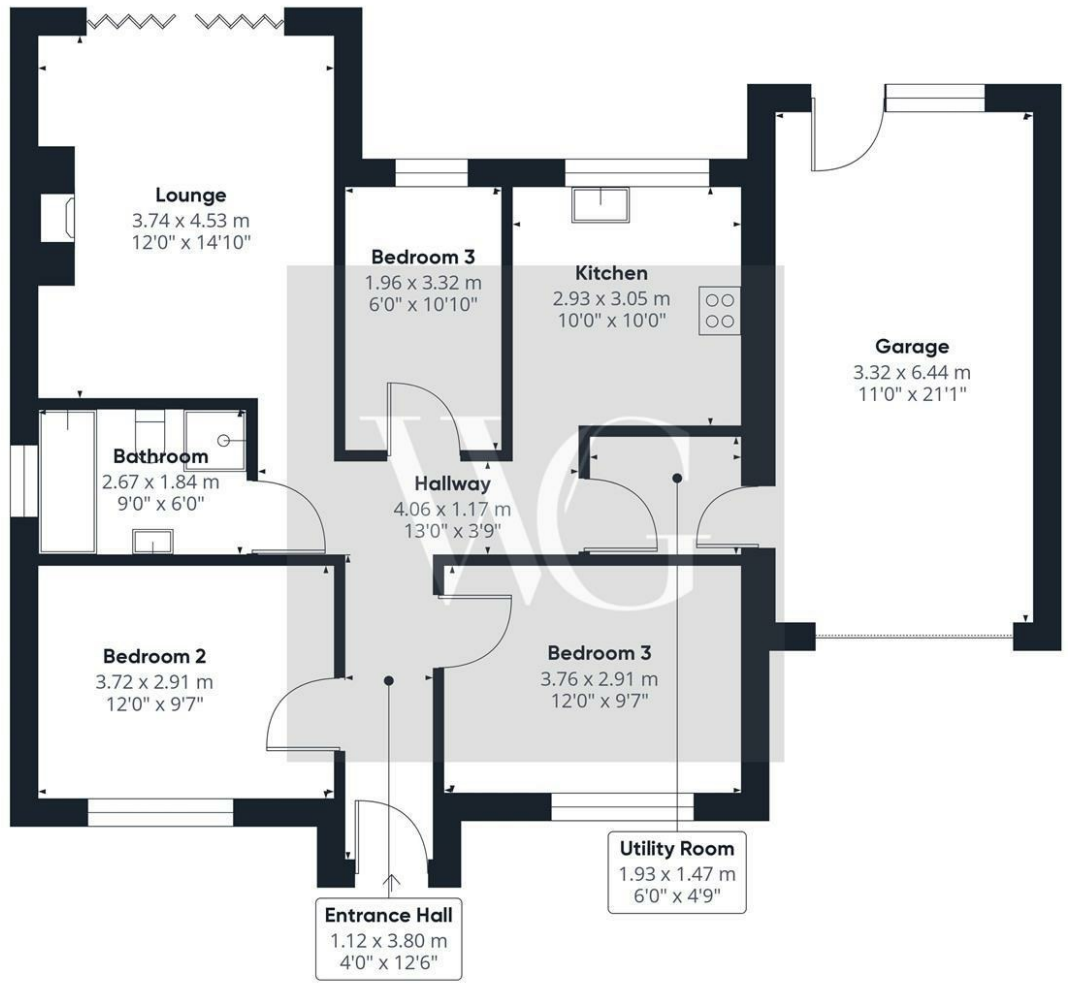
ENERGY PERFORMANCE CERTIFICATE
TBC.

COUNCIL TAX
The council tax banding is D.

NOTE
The property is A BRAND NEW BUILD.







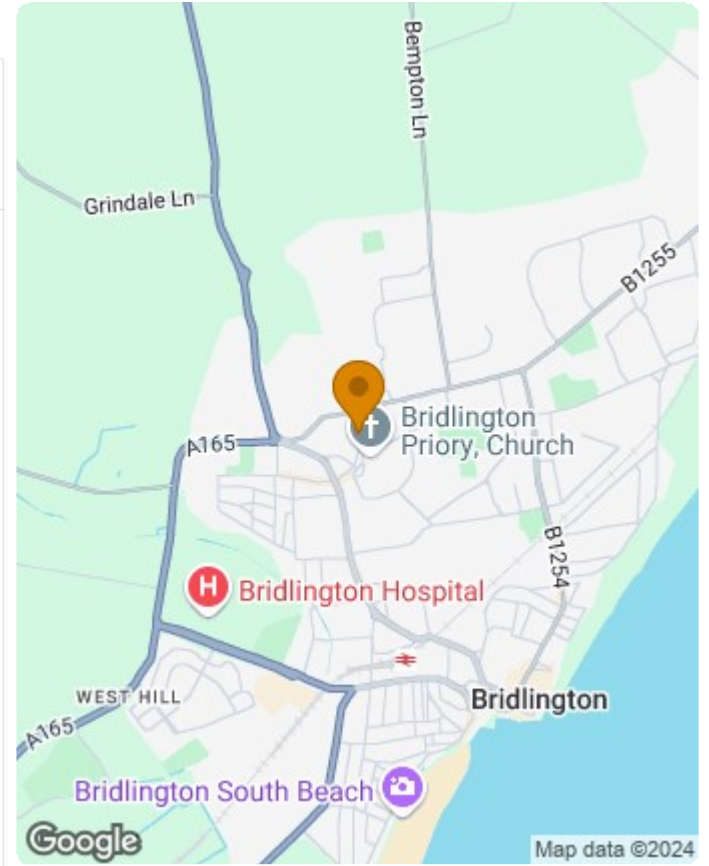
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Approximate total area¹⁾
94.6 m²
1018.27 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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