



## 2 Easton Heights, Bridlington, YO16 4BS

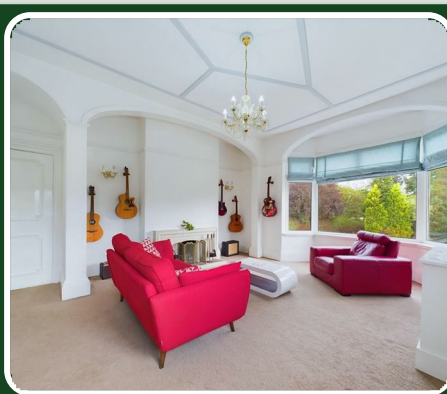
Offers In The Region Of £525,000



# 2 Easton Heights

Bridlington, YO16 4BS

## Offers In The Region Of £525,000



Welcome to Easton Heights, Bridlington - A stunning four bedroom detached house built in 1925 situated on a large private plot.

The property retains many original features including, fireplaces, internal doors, picture rails, skirting boards, cornices and exudes character and history.

The current owners have extended the property creating a large modern family/garden room providing a seamless transition between indoor and outdoor living spaces perfect for entertaining guests or simply relaxing with your family.

The large plot allows for expansive gardens, ideal for enjoying the outdoors in the comfort of your own home. Additionally, the extensive parking ensures that you and your guests will never have to worry about finding a space and there is room for a caravan or motor home.

The property comprises: Ground floor: spacious reception hall, three reception rooms, large kitchen/diner and two wc's First floor: spacious landing, four spacious bedrooms and two bathrooms.

This property is ideal for a family looking for a spacious home with a perfect mix of traditional and modern features. Don't miss out on the opportunity to make this house your home and contact our office today.

OPEN TO HOUSE EXCHANGE

### Entrance:

Door into spacious inner hall, period open fire with tiled inset and wood surround. Built in cloaks cupboard and central heating radiator.

### Wc:

5'4" x 2'8" (1.63m x 0.82m)

Wc, wash hand basin, full wall tiled, two upvc double glazed windows and central heating radiator.

### Lounge:

17'0" x 15'7" (5.20m x 4.75m)

A spacious front facing room, open fire with period tiled surround, upvc double glazed bay window, upvc double glazed window and central heating radiator.

### Sitting room:

13'6" x 12'8" (4.12m x 3.88m)

A spacious front facing room, open fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

### Kitchen/diner:

30'2" x 12'6" (9.22m x 3.82m)

A spacious rear facing room fitted with a range of modern base and wall units,

central island, granite worktops, free standing cooker with stainless steel extractor over. Stainless steel sink unit, floor tiled, pantry, built in storage cupboard housing hot water store, multi fuel burning stove, three upvc double glazed windows, two central heating radiators and upvc double glazed french doors onto rear garden.

### Family/garden room:

22'0" x 21'5" (6.72m x 6.53m)

Extended off the kitchen, a spacious rear facing family room overlooking the garden, underfloor heating, three velux windows and bi-folding doors onto the rear garden.

Ladders giving access to a bunk/storage area. The bi-folding doors seamlessly connect the indoor and outdoor spaces, creating a lovely flow throughout the home.

### Wc:

5'7" x 2'7" (1.71m x 0.79m)

Wc, wash hand basin, vanity unit and extractor.

### First floor

A spacious landing, period stained glass window, two central heating radiators.

### Bedroom:

17'2" x 12'2" (5.24m x 3.73m)

A spacious rear facing double room, built wardrobes and cupboards. Two upvc double glazed windows and two central heating radiators.

### Bedroom:

15'6" x 9'10" (4.74m x 3.01m)

A spacious front facing double room, period fireplace with tiled inset and wood surround. Upvc double glazed window, central heating radiator and built in wardrobe and cupboards.

### En-suite:

6'8" x 6'7" (2.05m x 2.02m)

Comprises a modern suite, shower cubicle with plumbed shower, wc and wash hand basin with vanity unit. Part wall tiled, illuminated mirror, extractor, upvc double glazed window and vertical radiator.

### Bedroom:

14'9" x 12'5" (4.52m x 3.79m)

A spacious front facing double room, period fireplace with tiled inset and wood surround. Built in wardrobe, upvc double glazed bay window and central heating radiator.



### Bedroom:

10'5" x 9'5" (3.20m x 2.88m)

A side facing double room, period fireplace with tiled inset and wood surround. Built in wardrobe, upvc double glazed window and central heating radiator.

### Bathroom:

12'2" x 10'5" (3.72m x 3.20m)

Comprises new modern suite, free standing bath, shower cubicle with plumbed shower; wc and wash hand basin with vanity. Full wall tiled, illuminated mirror, extractor, two upvc double glazed windows, stainless steel ladder radiator and central heating radiator.

### Wc:

5'11" x 2'11" (1.82m x 0.89m)

Wc and upvc double glazed window.

### Exterior:

To the front of the property is a private large enclosed garden with lawn. Long sweeping driveway leading to an extensive parking area.

### Garden:

To the rear of the property is a private garden, large decked patio, gazebo, electric heaters and lighting for entertaining family and friends, you can soak up the sun or dine al fresco in style. Pebbled area, borders of shrubs and bushes.

To the side elevation is a further garden area ideal for growing plants, vegetables and herbs.

### Double garage:

18'4" x 17'8" (5.6m x 5.4m)

Electric roller door, power and lighting.

### Notes:

Council tax band: F

Open to house exchange

### Purchase Procedure:

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

### General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



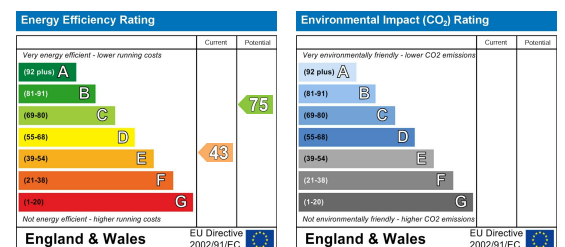
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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