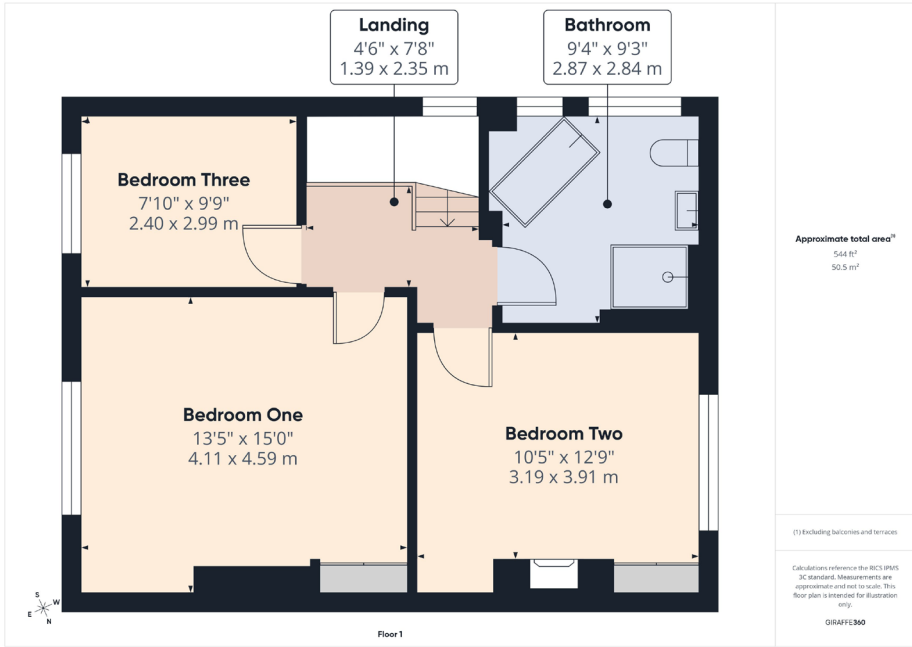
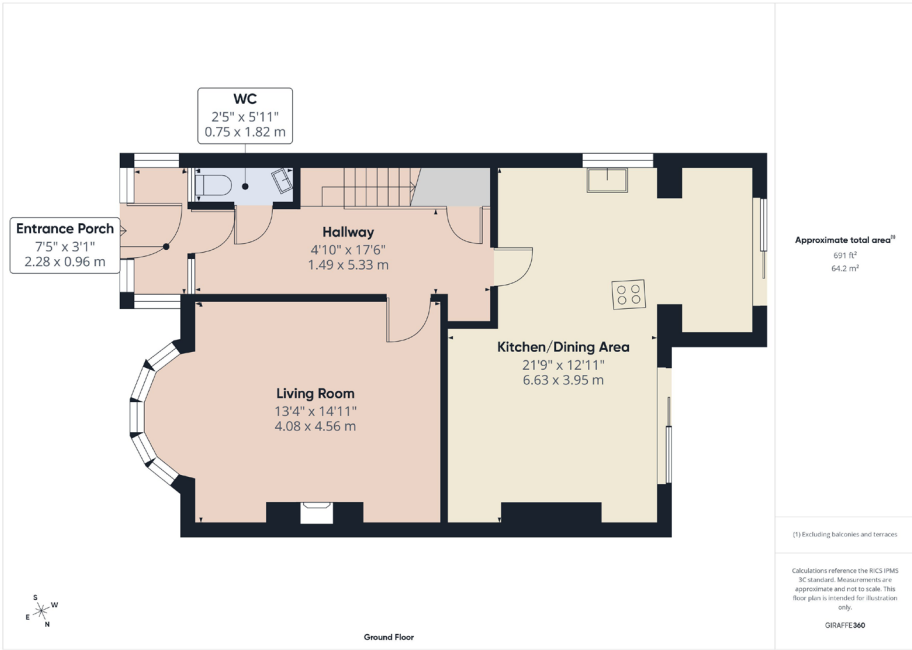




Asking Price
£275,000

38 Roundhay Road,
Bridlington, YO215 3JY

SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



38 Roundhay Road, Brildington, YO15 3JY

If you are wanting a property which has been renovated to an extremely high standard, and is move in ready, you are looking at the perfect home! 38 Roundhay Road has been fully renovated throughout and finished to an exceptionally high standard, boasting three generous bedrooms, light and bright accommodation, with a classy and elegant finish. Every element has been thoughtfully updated, with everything brand new, while retaining some of the home's original character and charm, it perfectly balances period appeal with contemporary living. Ideally positioned just a 30-second walk from the beach, this is a fantastic coastal location with local amenities and everyday conveniences close by- an opportunity not to miss out on!

The property briefly comprises:- entrance porch, entrance hall, WC, lounge, open plan kitchen/dining area, first floor landing, three good size bedrooms, family bathroom, rear garden and off street parking.

LOCATION

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.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH- 7'5 (2.28m) x 3'1 (0.96m)

Handy porch with door to the front aspect and additional windows to the front and side aspects, victorian style tiled flooring and power points.

ENTRANCE HALL- 4'10 (1.49m) x 17'6 (5.33m)

Inviting and beautifully presented with door to the front aspect, picture rail shelving, stairs leading to the first floor landing, understairs cupboard housing the gas boiler, victorian style tiled flooring, radiator and power points.

WC- 2'5 (0.75m) x 5'11 (1.82m)

Opaque window to the front aspect, panelled walls, low flush WC, sink with vanity unit and mixer tap, wood effect laminated flooring and radiator.

LOUNGE- 13'4 (4.08m) x 14'11 (4.56m)

Well proportioned living area with bay window to the front aspect, picture rail, feature fireplace with electric style log burner, wooden surround, tiled hearth and mantel piece, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 21'9 (6.63m) x 12'11 (3.95m)

A stunning open plan area with two sets of sliding doors to the rear aspect leading out to the garden, additional window to the side aspect, tiled splash back, a range of wall and base units with breakfast bar/island, one and a half sink with drainer unit and tap with pull down hose, integrated appliances including fridge/freezer, dishwasher and washing machine, built in eye-level double oven, electric hob, laminated flooring, radiator and power points. To the dining area there is ample space for a large dining table with additional radiator and power points.

FIRST FLOOR LANDING- 4'6 (1.39m) x 7'8 (2.35m)

Window to the side aspect, picture rail, fitted carpets and power points.

BEDROOM ONE- 13'5 (4.11m) x 15'0 (4.59m)

Window to the front aspect, coving, picture rail, built in wardrobes and storage cupboard with dressing table, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 10'5 (3.19m) x 12'9 (3.91m)

Window to the rear aspect, picture rail, feature cast iron fireplace, fitted carpets, radiator and power points.

BEDROOM THREE- 7'10 (2.40m) x 9'9 (2.99m)

Window to the front aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 9'4 (2.87m) x 9'3 (2.84m)

Modern and stylish bathroom with two opaque windows to the side aspect, inset spotlights, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, free standing bath with shower attachment, fully tiled shower cubicle, laminated flooring, heated towel rail, radiator and shaving point.

GARDEN

West facing garden which is easily maintainable and benefitting from a spacious patio area to the immediate rear of the property taking you to some steps leading down to the rest of the garden which is laid with patio, raised beds ideal for vegetables or flowers, mature trees, timber fencing and gated side access.

PARKING

One parking space to the front of the property. There is also on street parking.

