



36 Carlton Street
, YO16 4JR

Price Guide £149,950



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This two/three bedroom home is set on a lovely corner plot, close to all local amenities and within close proximity to the train station and local schooling. The property offers generous proportioned rooms with entrance porch, inner hall, two reception rooms, kitchen and bathroom to the ground floor. To the first floor there are two further good sized bedrooms. Externally the property comes with off-street parking and a detached garage. The garden is mainly lawned and stretches down the side and rear of the property with a patio area and secure gates. With no onward chain and in need of some cosmetic updating this property offers plenty of potential.

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- TWO FIRST FLOOR BEDROOMS
- SET ON A CORNER PLOT
- IN NEED OF SOME COSMETIC UPDATING
- GARAGE AND PARKING
- GARDENS TO THREE SIDES
- CLOSE TO LOCAL AMENITIES

Entrance Porch

With single glazed window and door to the front aspect and UPVC door into the inner hall.

Inner Hallway

Door to the porch, stairs to the first floor and understairs storage cupboard.

Reception Room One

With UPVC window to the front aspect, gas fire, TV point, radiator and coving to the ceiling.

Reception Room Two/ Bedroom Three

UPVC double glazed patio doors out to the rear patio, radiator, TV point, gas fire and coving to ceiling.

Kitchen

Wall and base units with stainless steel sink and drier unit, space for fridge freezer, plumbed for washing machine and gas cooker point. Part tiled walls, UPVC window to the side and rear aspect and door out to the rear garden.

Wetroom

With modern electric shower, low flush WC, pedestal hand wash basin, part tiled walls, radiator and opaque UPVC window to the side elevation.

First Floor Landing

Doors leading to bedrooms one and two and UPVC double glazed window.

Bedroom One

With UPVC double glazed window to the front aspect and radiator.

Bedroom Two

With UPVC double glazed window to the rear aspect and radiator.

Exterior

With a lawned and hedged garden running along the side of the property, a front low maintenance garden area with path leading to the front porch and an enclosed rear garden area with patio and garden shed.

There are double gates to the drive which lead to the detached garage and provide secure off-street parking.

Garage

Single garage with double timber doors and window to the side.

Services

Mains connected to water, drainage, electric and gas.

Council Tax Band A

Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.



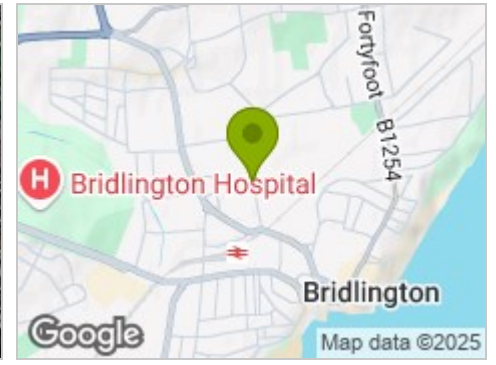
Road Map



Hybrid Map



Terrain Map



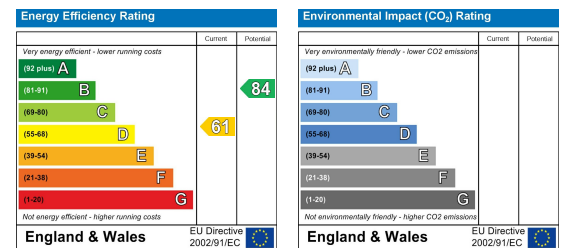
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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