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# 14 Station Avenue

, YO16 4LZ

## Price Guide £315,000

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, Bridlington, YO16 4LZ

## Price Guide £315,000

***** PRICED FOR A QUICK SALE*****Number 14 Station Avenue is a stunning and spacious family home which has been tastefully designed throughout to create a modern space, whilst retaining the existing charm and character of an older style property. Positioned within easy reach of the town's train station, supermarkets and many local amenities, this property must be viewed to appreciate the fantastic value for money it offers. The property is in pristine condition throughout with a luxury open plan kitchen with granite tops and vaulted ceiling, snug area, sunroom, two elegant reception rooms with window shutters, utility and guest WC, all to the ground floor. To the first floor are three generous size bedrooms, two en-suite bedrooms and a lovely family bathroom. Externally the property benefits from plenty of secure parking, set well back from the road with a bespoke, contemporary, easily maintained garden. Overall a beautiful family home offering everything the modern day family requires.

- PRICED FOR A QUICK SALE!
- Two elegant reception rooms with window shutters
- Pristine condition throughout
- Stunning, bespoke family home in prominent location
- Contemporary open plan kicthen with vaulted ceiling
- Two en-suite bedrooms
- Secure off-street parking for multiple vehicles
- Snug, sunroom and utility room
- Retaining much of the properties original features
- Close to train station and local amenities

### Entrance Hall
Newly fitted UPVC front door into a stunning, spacious inner hall with vinyl flooring with original parquet flooring beneath, understairs storage cupboard and cast iron radiator, traditional spindle staircase leading to the first floor galleried landing.

### Sitting Room
14'10 x 11'9 (4.52m x 3.58m)
A lovely front facing room, stove gas fire with wood surround, central heating radiator, TV point and double glazed window with 'Thomas Sanderson' shutters.

### Study
7'10 x 5'5 (2.39m x 1.65m)
A side facing room with gas boiler, single glazed window and central heating radiator.

### Second Reception Room
13'9 x 11'9 (4.19m x 3.58m)
A front facing room with modern electric wall mounted fire, wood flooring, two central heating radiators and two double glazed windows with 'Thomas Sanderson shutters'

### Sunroom
16'6 x 11'9 (5.03m x 3.58m )
A stunning bright and airy space over looking the rear garden, wood flooring, UPVC double glazed windows and French doors with 'Thomas Sanderson' blinds, breakfast area with radiator.

### Cloakroom/WC
Low level WC, pedestal hand wash basin, part tiled walls and double glazed window.

### Snug/Dining Room
12'10 x 9'8 (3.91m x 2.95m )
With a modern gas wall mounted fire, wood flooring and central heating radiator. Open to breakfast kitchen.

### Breakfast Kitchen
14'7 x 12'10 (4.45m x 3.91m)
A 'Vaulted ceiling' kitchen with contemporary fitted range of wall and base units, central island unit with inset sink unit and granite tops, tiled flooring, fridge/freezer, range style double oven with extractor over and integrated dishwasher. Vertical radiator, two Velux skylight windows and UPVC double glazed French doors onto the garden with 'Thomas Sanderson' blinds.

### Utility Room
12'10 x 6'3 (3.91m x 1.91m )
Fitted with a range of shaker style base and wall units, Belfast style sink unit, tiled flooring, plumbing for washing, heated ladder style radiator and a double glazed window. Access to loft storage space with loft ladder.

### First Floor Landing
Spacious first floor landing area with two double glazed windows and built in storage cupboard housing hot water tank.

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## Master Bedroom
14'11" x 10'7" (4.57m x 3.25m )
A front facing double room, fitted wardrobe's, two double glazed windows and central heating radiator.

## En-Suite
Walk in shower cubicle with plumbed in shower, low level WC, wash hand basin, fully tiled walls, chrome heated radiator, extractor fan and double glazed window.

## Bedroom Two
11'6" x 10'9" (3.51m x 3.28m)
A front facing double room, fitted cupboard with hanging space, double glazed window and central heating radiator.

## En-Suite
Walk in shower cubicle with electric shower, low level WC, wash hand basin with vanity unit, chrome ladder style radiator, tiled flooring and extractor fan.

## Bedroom Three
11'8 x 10'0 (3.56m x 3.05m)
A rear facing double room, double glazed window and central heating radiator.

## House Bathroom
Modern matching white suite with panel bath with electric shower over, low level WC, wash hand basin and fully tiled walls, double glazed window, column radiator and extractor fan.

## Exterior
To the front of the property lies a walled, enclosed garden with pathway leading to the front door. Stocked with a variation of plants and shrubs.

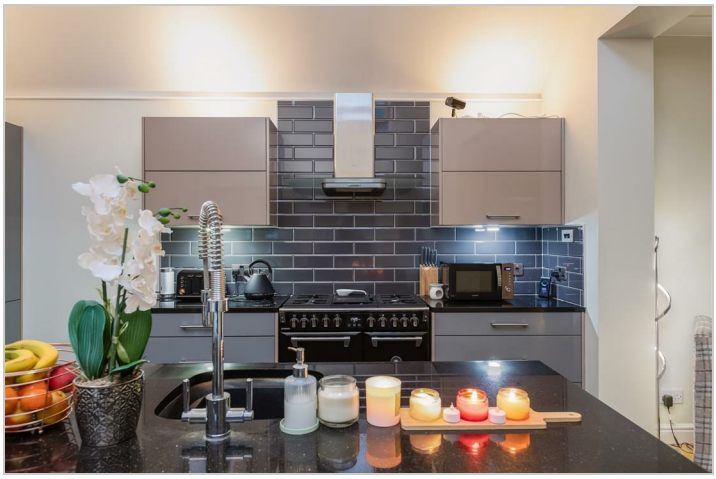
## Rear Garden
To the rear of the property there is a very modern and private walled, landscaped, low maintenance garden with sandstone paved patio area with raised flower beds and pebbled area. Secure gated access from the garden to an extensive gravelled area providing parking for multiple vehicles. There is a good size outbuilding ideal for storage and a long gated driveway accessed from Midway Avenue.

Outbuilding/workshop - 5ft 6 x 12ft 8

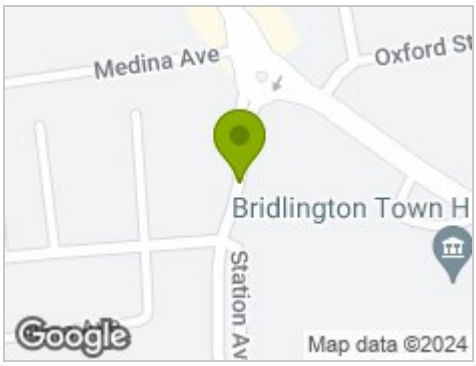
## Council Tax Band D

## Services
Mains water, drainage, gas and electric connected to the property.

## Location
Station Avenue is located towards the North side of the lovely seaside town of Bridlington and is positioned within easy reach of the train station, large supermarkets, local schooling and doctors surgery.

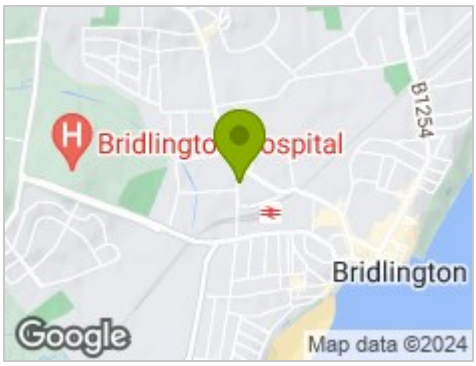


## Road Map




## Hybrid Map

## Terrain Map

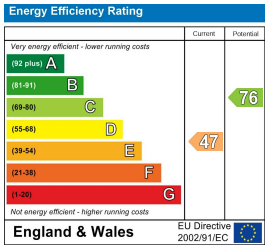


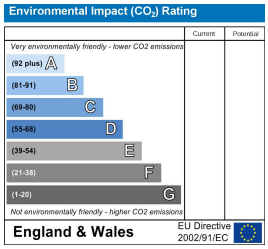

## Floor Plan

## 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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