

Thornton Road, Bridlington, YO16

£120,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

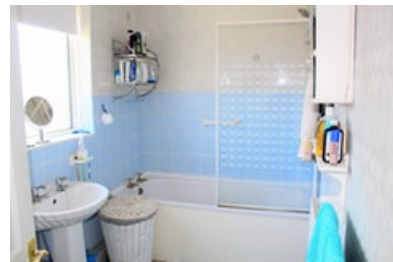
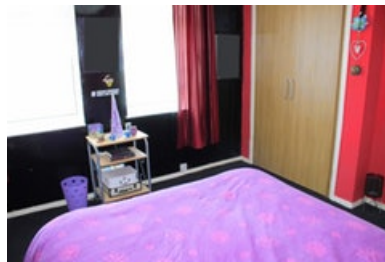
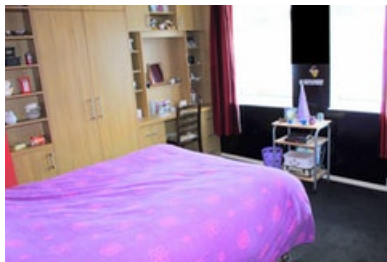
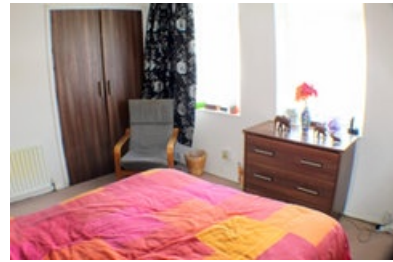
Offers In Excess Of £120,000 Brilliant Family Home With An Amazing Garden & Large Proportioned Rooms We are pleased to offer to the market, this large family home, located in a residential area with excellent access to all local amenities. The property is in walking distance of lo

Key features:

- Beautiful Garden
- Large proportioned rooms
- Utility Area
- Kitchen/Diner
- Location
- Transport Links

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band a (£1035.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Offers In Excess Of £120,000

Brilliant Family Home With An Amazing Garden & Large Proportioned Rooms

We are pleased to offer to the market, this large family home, located in a residential area with excellent access to all local amenities. The property is in walking distance of local schools, shops, supermarkets, and recreational areas.

The home would be an ideal first time buy and offers excellent space for a small to large family. The living room is a great size and even offers space at one end for a study area and benefits from a feature fireplace as well as French-style uPVC patio doors leading onto the garden terrace, allowing the opportunity for outdoor/indoor entertaining.

The kitchen is well proportioned and is fitted with a range of base and eye level units, with plenty of countertop workspace and storage. There is an integrated oven and 5 burner hob with overhead extractor hood. The room easily takes a 6 seater dining table, allowing all the family to dine together.

Leading off the kitchen is a brilliantly handy utility area with plumbing and vents for a washer and dryer plus plenty more storage space. There is even room for an extra dining area if required.

Upstairs the property benefits from 2 large doubles, both offering excellent storage with custom built-in wardrobes along one side and double built-in cupboard space on the other. The third bedroom would take a small double or would be an ideal guest/child's room.

The bathroom is of a good size and is fitted with a 3 piece suite comprising; Low-level WC, pedestal hand wash basin and bath with overhead shower.

The stairs enter the landing centrally, and you are greeted by a picture window overlooking the beautiful rear

garden and there is even space for a desk/study area.

Outside the property benefits from 2 off road parking spaces to the front.

The rear garden is a fantastic space and is accessed from either the utility room or the living room. There are 2 good-sized brick sheds, both with lights power and one benefitting from an electric socket, handy for a chest freezer.

The garden has been lovingly landscaped by its current owners and offers a variety of sectioned areas, from the top-level patio with tables and feature areas, to the lower level offering ideal sunbathing areas. There are a variety of plants, flowers, shrubbery, and trees along with sloping decked pathways to separate the levels. It really is a beautiful and inviting area, allowing lots of scope for al fresco family entertaining.

The property is fully double glazed and there is gas central heating throughout.

Measurements;

Lounge 17'23" x 12'22" max

Kitchen/Diner 11'27" x 11'42"

Utility 14'55" x 5'62"

Bedroom 1 12'31 x 10'22" Plus wardrobe space

Bedroom 2 12'85" x 11'5" Plus wardrobe space

Bedroom 3 10'36" x 6'78" max Plus storage cupboard

Bathroom 9'74" x 5'6" max

Entrance Hall 7'2" x 5'4" max

Landing 8'8" x 5" max

All in all this home offers excellent space and would suit a variety of buyers needs, we expect high interest and would advise booking a viewing without delay!

Floor plan:



Total area: approx. 85.2 sq. metres (917.5 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

16, Thornton Road,
BRIDLINGTON,
YO16 4QY

SAP
CERTIFICATE

Dwelling type: Mid-terrace house
Date of assessment: 23 March 2010
Date of certificate: 23 March 2010
Reference number: 8310-6127-7090-4437-3926
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(91-100) A			(91-95) A
(81-90) B			(81-85) B
(71-80) C			(71-75) C
(61-70) D		70	(61-65) D
(51-60) E	51		(51-55) E
(41-50) F			(41-45) F
(31-40) G			(31-35) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	393 kWh/m ² per year	238 kWh/m ² per year
Carbon dioxide emissions	5.9 tonnes per year	3.6 tonnes per year
Lighting	£67 per year	£46 per year
Heating	£900 per year	£554 per year
Hot water	£115 per year	£100 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

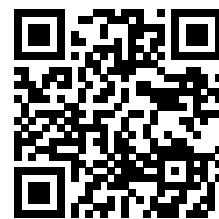
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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