



92 St Johns Street Bridlington

2/3 BEDROOM TERRACE HOUSE
WITH GROUND FLOOR RETAIL UNIT
ADAPTABLE FOR MANY TRADES/OFFICE/OTHER USES

MUST BE VIEWED TO APPRECIATE

£99,500



www.ddlgstates.co.uk

Notice: D.Dunk Lewis & Graves, its staff and agents give notice that:

These particulars do not constitute an offer or contract. Anything said, written or shown in relation to these particulars is for guidance only for prospective purchasers and must not be relied upon as a statement of fact. The description provided therein represents the opinion of the author and whilst given in good faith should be verified by the prospective purchaser or their representative. Photographs are not necessarily comprehensive or current. Areas measurements or distances are given as a guide only and are not precise. Boundaries are subject to verification. Services, appliances apparatus and fittings have not been tested. These particulars are intended as a guide and must not be relied upon as a statement of fact.

XXXX Ravensworth Digital 0191 2303553

To view this property please contact
D. Dunk Lewis & Graves
3/5 Chapel Street, Bridlington, East Yorkshire YO15 2DR
Tel: 01262 672576 Fax: 01262 400009 Email: sales@ddlgstates.co.uk

Situation

St Johns Street is the main route leading into the town from the north and the property is located on the east side of the road within a short walking distance of the historic Old Town and just around the corner from Baylegate and the Priory church. Associated trades nearby include pet shop, DIY store,, convenience store, florist/nursery & cafe and various restaurants. On street parking is available free at all times, the most of which has no restrictions.

Description

This property has been extensively modernised and improved in recent years and offers a very useful little shop to the ground floor with its own toilet facility to the rear and being completely self contained is capable of being let with the owner of the property occupying the living accommodation. The very well presented living accommodation offers a good sized dining room with modern kitchen and utility room with wc to rear, a sitting room on the first floor which could provide an additional bedroom if required and the existing bedroom with fitted wardrobes has an en suite bathroom/WC. Enclosed staircase leads to the second floor which provides an additional bedroom with its own en suite shower/WC. To the rear is a walled courtyard with shed. The property is adaptable for many uses and offers PVCu double glazing and gas central heating.

Accommodation

Ground Floor

Glazed front entrance door opens into the entrance lobby with laminate flooring and door to the:

Shop/Office

3.52m x 2.64m (11'7" x 8'8")

With PVCu double glazed display window having an externally operated metal shutter. Cental heating radiator and ceiling down lighters. Door to side entrance passage.

An understairs area to the rear offers storage space with door to the:



Separate WC with washbasin

1.44m x 1.06m (4'9" x 3'6")

From Front Entrance Lobby

There is a private entrance door which opens into the:

Entrance Hall

2.94m x 1.12m (9'8" x 3'8")

With laminate flooring and stairs to first floor.

Dining Room

3.73m x 4.09m (12'3" x 13'5")

Into the recess with coved ceiling, laminate flooring and glazed door into the Kitchen. This room could be brought back into retail if required.



Kitchen

3.56m x 1.99m (11'8" x 6'6")

Being fully tiled and with extensive range of fitted floor and wall cupboards with worktop lighting and incorporating built in electric fan oven with five ring gas hob and extractor hood over, integrated fridge, freezer and dishwasher. Integrated 1½ bowl stainless steel sink with mixer tap, ceramic tiled floor, chrome ladder radiator and PVCu door to rear yard. Door off to:



Utility/WC

2.02m x 0.88m (6'8" x 2'11")

Being fully tiled with white suite of washbasin and WC, plumbing for automatic washing machine, tiled floor and extractor fan.

First Floor

Spacious Landing

3.28m x 1.72m (10'9" x 5'8")

With understairs cupboard and enclosed stairs to second floor.

Sitting Room/Bedroom Three

3.9m x 3.41m (12'10" x 11'2")

With moulded cornice, period fireplace in surround, fitted wall lights and laminate flooring.



Bedroom One

To face of fitted wardrobes. Laminate flooring and door to:



En-Suite Bathroom/WC

2.53m x 2.03m (8'4" x 6'8")

Being fully tiled with white suite of panelled bath, vanity wash basin and wc. Illuminated wall mirror and ceramic tiled floor.

Enclosed staircase leads to:



Second Floor

Bedroom Two

4.89m x 3.32m (16'1" x 10'11")

Overall, with fitted wardrobes and cupboards and including the:

En-Suite Shower/WC

1.84m x 1.3m (6'0" x 4'3")

Being fully tiled with white suite of washbasin, WC and shower enclosure with electric shower. Wall mirror with strip light/shaver socket over and tiled floor.

Outside

Enclosed fully paved walled courtyard to the rear with metal shed.



Services

All mains services connected.

Council Tax Band A

Note: The living accommodation was a successful Holiday Let from 2008 to 2014.