



**13 Clarence Road
Bridlington**

**SPACIOUS 4 BEDROOM THREE STOREY MID-TERRACE HOUSE
CLOSE TO TOWN CENTRE & PRICED TO SELL!**

PERFECT INVESTMENT OR DEVELOPMENT OPPORTUNITY

£99,950



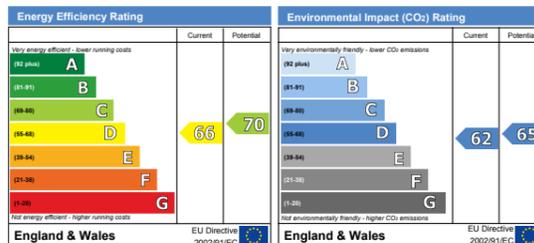
www.ddlgstates.co.uk

Energy Performance Certificate

13, Clarence Road,
BRIDLINGTON,
YO15 2QX

Dwelling type: Mid-terrace house
Date of assessment: 11 May 2010
Date of certificate: 11 May 2010
Reference number: 9398-0032-6265-7750-8964
Type of assessment: RdSAP, existing dwelling
Total floor area: 128 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.



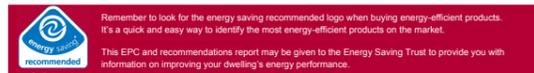
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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	231 kWh/m ² per year	212 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.5 tonnes per year
Lighting	£122 per year	£67 per year
Heating	£724 per year	£698 per year
Hot water	£104 per year	£98 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.



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.

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

This property is situated on the west side of Clarence Road which runs off Lansdowne Road through to the bus station. The property is almost adjacent to the bus station and within a short walking distance of the entrance to the Promenades shopping centre. All the town's amenities, north sea front and harbour are all within easy reach.

Description

The property comprises a three storey mid terrace house which has been modernised and improved over the years and has full double glazing in PVCu frames together with gas fired central heating. The kitchen and bathroom have been re-fitted and the whole property offers good sized family living accommodation.

Accommodation

GROUND FLOOR

PVCu front entrance door opens into the:

Entrance Hall

Having laminate flooring.

Lounge

3.73m x 4.37m (12'3" x 14'4")

Into the bay window and having moulded cornice.



Dining Room

4.05m x 3.6m (13'3" x 11'10")

With ceramic tiled floor and door off to the:



Kitchen

3.19m x 2.93m (10'6" x 9'7")

With a modern range of fitted floor and wall cupboards with worktop lighting, plumbing for dishwasher, ceramic tiled floor and understairs pantry cupboard.

The Flavel multi fuel range with seven ring gas hob and two electric ovens is available for sale by separate negotiation.

PVCu door to rear yard.



First Floor

Landing with deep store which serves as a laundry having plumbing for automatic washing machine and shelf for electric dryer over.

Bedroom One

4.89m x 4.28m (16'1" x 14'1")

Into the bay window with period cast metal fireplace with tiled inserts.



Bedroom Two

3.58m x 3.2m (11'9" x 10'6")



Bathroom/Shower/WC

3.03m x 2.89m (9'11" x 9'6")

With white suite of panelled bath with plumbed in shower over, wash basin and WC. Fitted cupboard contains combi gas boiler and shelved airing space.



Second Floor

Bedroom Three

4.59m x 3.6m (15'1" x 11'10")



Bedroom Four

3.6m x 3.24m (11'10" x 10'8")

With skylight.



Outside

Walled forecourt to the front and small enclosed yard to the rear with two stores.

Services

All main services connected.

Council Tax

Band 'A'