



3 Dovedale Court Bridlington

GOOD SIZE DORMER DETACHED BUNGALOW
WITH GENEROUS GARDENS & DOUBLE GARAGE

OFFERED TO THE MARKET WITH VACANT POSSESSION!

£314,950



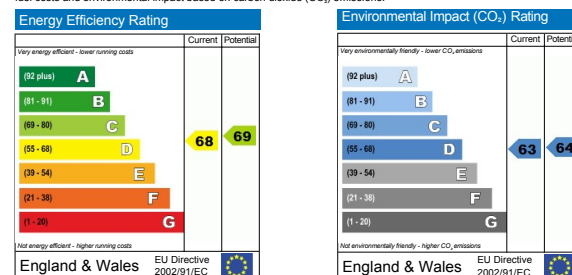
www.ddlgstates.co.uk

Energy Performance Certificate

3, Dovedale Court
BRIDLINGTON
YO16 6GR

Dwelling type: Detached bungalow
Date of assessment: 14-Oct-2010
Date of certificate: 15-Oct-2010
Reference number: 8370-6720-8429-0084-0992
Type of assessment: RdSAP, existing dwelling
Total floor area: 132 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.



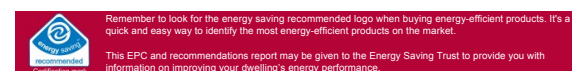
England & Wales EU Directive 2002/91/EC

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	220 kWh/m ² per year	217 kWh/m ² per year
Carbon dioxide emissions	4.8 tonnes per year	4.8 tonnes per year
Lighting	£97 per year	£74 per year
Heating	£703 per year	£708 per year
Hot water	£149 per year	£149 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 temperature, 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@ddlgestates.co.uk

This detached dormer bungalow occupies a good size plot on Dovedale Court and is approached from Martongate via West Crayke and Airedale Drive turning right onto Thorntondale Drive then right again onto Dovedale Court. A very popular residential area about 2 miles north of the town centre but on a bus route and within about ½ mile of local shops, supermarket, Library with Pharmacy and Hairdressers also closeby.

This property offers spacious living accommodation comprising 3 bedrooms, a well equipped kitchen with integral appliances, 2 reception rooms and utility/wc. An attractive feature is the enclosed rear garden with lawn and timber shed. Tarmac drive provides parking for multiple vehicles to the front which leads to the detached double garage. The property benefits from gas central heating, PVCu double glazing and is offered to the market with NO ONWARD CHAIN.

Accommodation

PVCu front Entrance door opens in to the 'L' shaped ENTRANCE HALL having coved ceiling, stairs to first floor with understairs store and separate recess fitted store housing alarm control panel.

Lounge

6.07m x 4.04m (19'11" x 13'3")

Into the bay window having fitted gas fire on marble back and hearth in wooden surround and French doors leading to the:-



Dining Room

3.44m x 2.66m (11'3" x 8'9")

Having coved ceiling, door to Kitchen and PVCu sliding patio doors opening onto the rear garden.



Kitchen

5.27m x 3.01m (17'3" x 9'11")

(Maximum) having a good range of modern fitted floor and wall cupboards incorporating inset 1½ bowl stainless steel sink, integral fridge/freezer and dishwasher. 'Belling' range cooker with 5 ring gas hob and extractor hood over will remain. Solid wood worktops, laminate flooring, coved ceiling and PVCu door to rear garden.



Utility/WC

2.89m x 2.06m (9'6" x 6'9")

(Former bathroom) being ½ tiled with wc, fitted worktop with stainless steel sink, plumbing for automatic washing machine and space for tumble dryer. Laminate flooring, extractor fan and shaver socket.



Rear Bedroom Two

3.58m x 3.38m (11'9" x 11'1")

(Minimum) into recess formed by fitted wardrobes with matching dresser unit and bridge storage over. Coved ceiling and door to:-



En-Suite /WC

3.55m x 1.54m (11'8" x 5'1")

(Maximum) having wc, vanity wash basin and fully tiled shower enclosure (not connected). Shaver socket and extractor fan.

Front Bedroom Three

5.14m x 2.48m (16'10" x 8'2")

(Minimum) having coved ceiling.



First Floor

Landing with Velux roof light and recess store.

Master Bedroom

5.15m x 4.71m (16'11" x 15'5")

Into the dormer window.



Shower/WC

Being fully tiled with vanity wash basin, wc and corner quadrant shower enclosure with feature tile strip and plumbed in shower. Tile floor, 2 chrome ladder towel warmers and ceiling downlighters. Velux roof light and door to part boarded roof space with electric light connected and housing gas boiler (replaced August 2019).



Outside

Lawned garden to the front with plant and shrub borders, paved path and tarmac drive provides space for multiple vehicles leads to the detached double garage. Timber gate opens onto the good size lawned rear garden with water tap, paved path, paved patio and timber shed all enclosed by timber fencing and hedging.



Detached Double Garage

5.35m x 4.79m (17'7" x 15'9")

(Internally) having electric remote control roller door, electric light and power with PVCu personal door to rear garden.

Services

All mains services connected.

Council Tax Band E.