



BELT
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8 St. Stephen Road, Bridlington, YO16 4DP

Price Guide £185,000



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A traditional well presented three bedroom semi detached house with kitchen extension. Located just off Queensgate convenient for Queensgate and Dukes Park. The subway gives easy pedestrian access to the town centre. Local primary, secondary schools and colleges are approximately less than a mile away. Ideal for family or retirement.

The property comprises: Ground floor: cloakroom, lounge, dining room and modern kitchen. First floor: three bedrooms and house bathroom. Exterior: forecourt for parking and rear garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, central heating radiator, understairs storage cupboard and feature oval stain glass window.

Cloakroom:

4'0" x 2'5" (1.22m x 0.76m)

Wc, wash hand basin, extensive wall tiling and upvc double glazed window.

Lounge:

12'4" x 12'4" max (3.78m x 3.78m max)

A front facing room, gas fire with granite surround, upvc double glazed bay window and central heating radiator. Archway into:

Dining room:

12'4" x 11'9" (3.77m x 3.59m)

A rear facing room, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen:

21'5" x 6'7" (6.54m x 2.02m)

An extended kitchen fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Integrated fridge, freezer, dishwasher, washing machine and dryer. Part wall tiled, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window.

Bedroom one:

12'5" plus bay x 11'11" max (3.80m plus bay x 3.65m max)

A front facing double room, upvc double glazed bay window and central heating radiator.

Bedroom two:

12'4" x 12'0" max (3.76m x 3.68m max)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom three:

8'6" x 6'10" (2.60m x 2.09m)

A front facing single room, upvc double glazed window and central heating radiator.

Bathroom:

9'10" x 6'9" (3.01m x 2.08m)

Comprises shower cubicle with plumbed in shower, bath with shower attachment, wc and wash hand basin. Part wall tiled, stainless steel ladder radiator, extractor, two upvc double glazed windows.

Exterior:

To the front of the property is a forecourt for parking.

Garden:

To the rear of the property is a fenced enclosed garden. Decked patio area to lawn with raised pebbled borders.

Notes:

Council tax band B.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

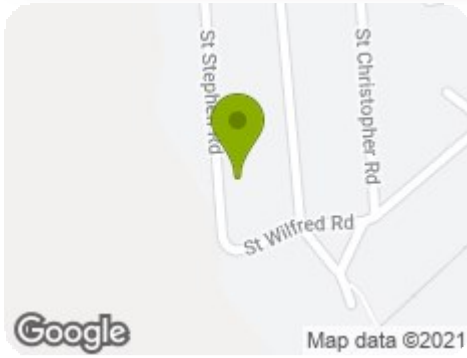
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



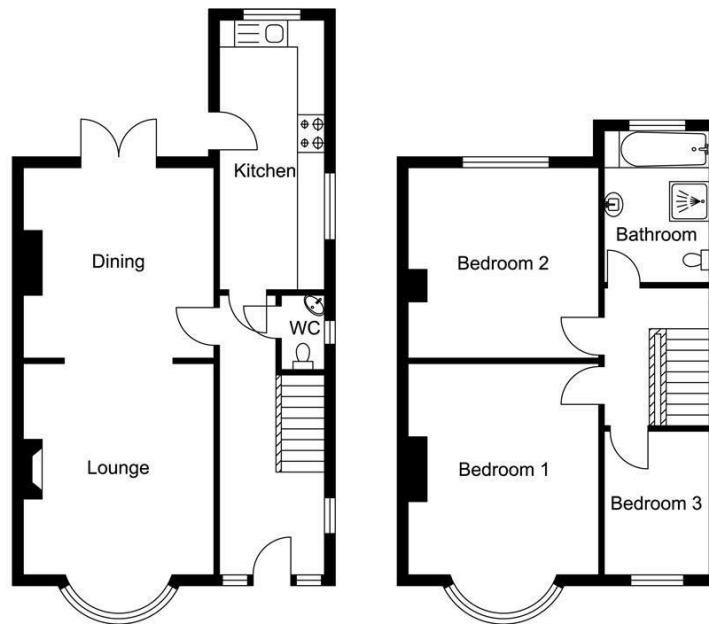
Road Map

Hybrid Map

Terrain Map



Floor Plan



Ground Floor

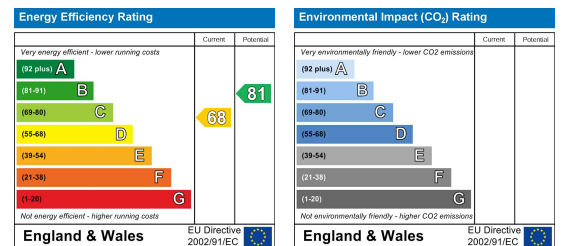
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

