



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



22 St. Columba Road, Bridlington, YO16 6QX

Price Guide £215,000



3



1



3



C



22 St. Columba Road

, Bridlington, YO16 6QX

Price Guide £215,000



A beautifully presented three bedroom semi detached house. The property has been modernised by the present owners with the majority of the rooms been re-decorated and had new flooring. Situated in a prime residential location on the north side behind Fortyfoot and adjacent to Queensgate Extension. The property is convenient location for access into town, north foreshore (approx. 0.5 mile) schools and shops.

This traditional property comprises: Ground floor: lounge with new multi fuel stove, open plan kitchen/dining/living with multi fuel stove and conservatory over looking the garden. First floor: three bedrooms and new modern house bathroom. Exterior: Private driveway with ample parking, garage and good size rear garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner lobby, tiled floor. Door into inner hall, understairs storage cupboard, column radiator and new spindled staircase to first floor.

Lounge:

12'4" plus bay x 12'1" max (3.78m plus bay x 3.69m max)

A front facing room, multi fuel stove with feature brick surround, upvc double glazed bay window and column radiator.

Open plan kitchen/dining/living:

Kitchen:

16'10" x 5'10" (5.14m x 1.80m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, integrated dishwasher,

part wall tiled, gas combi boiler, upvc double glazed window and central heating radiator.

Living/dining room:

15'6" x 11'8" max (4.74m x 3.57m max)

A rear facing room, multi fuel stove with feature brick surround, central heating radiator and upvc double glazed french doors into:

Upvc conservatory:

13'5" x 11'9" (4.09m x 3.59m)

Over looking the garden, under floor heating and upvc double glazed french doors onto the garden.

First floor:

Upvc double glazed window.

Bedroom one:

13'3" plus bay x 9'2" min (4.06m plus bay x 2.80m min)

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

Bedroom two:

12'5" x 11'3" (3.80m x 3.43m)

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

Bedroom three:

7'10" x 7'2" (2.39m x 2.19m)

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

Bathroom:

8'11" x 7'1" (2.72m x 2.16m)

A newly fitted bathroom comprising a modern suite, bath with shower attachment, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and column radiator.

Exterior:

To the front of the property is a private driveway and pebbled area with ample parking.

Garden:

To the rear of the property is a good size fenced enclosed garden. Lawn with borders and a shed.

Garage:

13'7" x 7'0" (4.15m x 2.15m)

Up and over door, power and lighting.

Notes:

Council tax band: C

The property has a new consumer unit.

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:

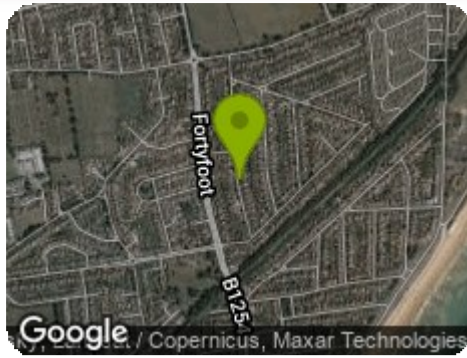
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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.



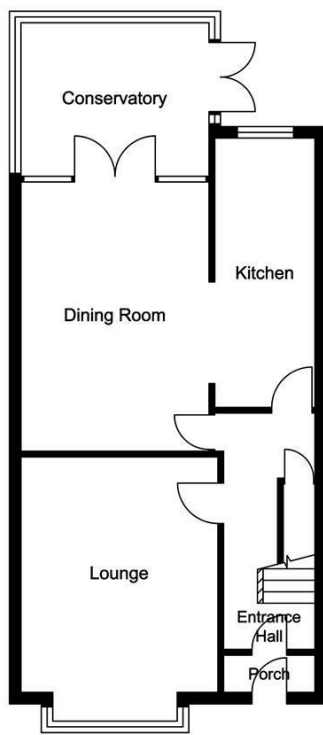
Road Map

Hybrid Map

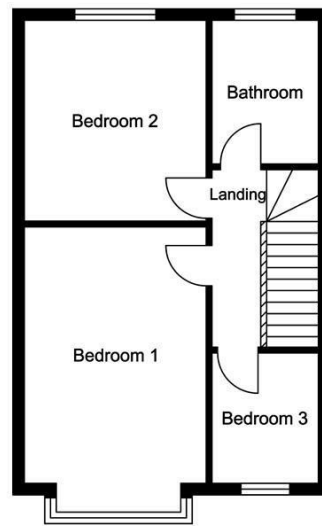
Terrain Map



Floor Plan



Ground Floor



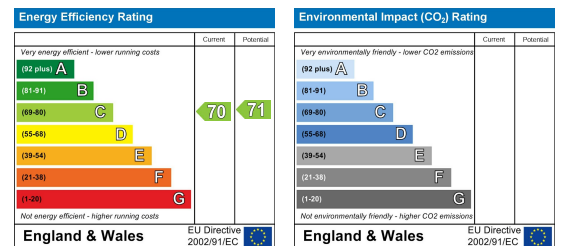
First Floor

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.

