



**30 Oxford Street, Bridlington, YO16 4LB**

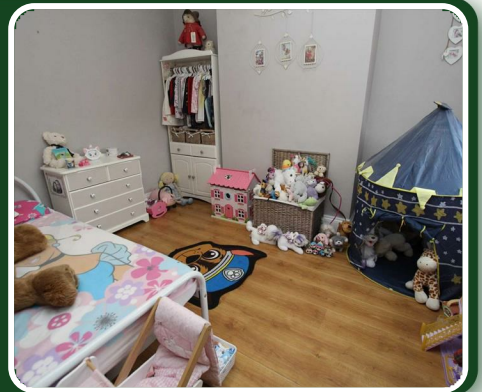
**Price Guide £122,500**



# 30 Oxford Street

, Bridlington, YO16 4LB

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A well presented three storey family house with enclosed rear courtyard. convenient for schools, railway station, local shops, restaurants, take away's, public house, health centre and access into the main town centre.

## Entrance:

Upvc double glazed door into inner lobby. Door leads into inner hall, central heating radiator and varnished floor boards.

## Lounge:

**12'0" plus bay x 12'0" (3.65 plus bay x 3.65)**

A front facing room, period style cast iron fireplace, varnished floor boards, upvc double glazed bay window and central heating radiator. Archway leads into:

## Dining room:

**12'5" max x 12'1" (3.78 max x 3.68)**

Period style cast iron fireplace with wood surround, varnished floor boards and central heating radiator.

## Kitchen:

**14'11" max x 10'9" max (4.55 max x 3.27 max)**

Fitted with a range of base and wall units, stainless steel one and half sink unit electric oven and hob with extractor over. Tiled floor, part wall tiled, plumbing for washing machine and built in feature shelves. Central heating radiator, Upvc double glazed window and upvc double glazed door onto the yard area.

## First floor:

Built in storage cupboard.

## Bedroom one:

**13'6" min x 11'11" (4.11 min x 3.63)**

A spacious front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

## Bedroom two:

**12'0" x 9'9" (3.67 x 2.96)**

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

## Bathroom:

**7'7" max x 7'6" max (2.31 max x 2.28 max)**

Comprises a white modern suite, bath with electric shower above, wash hand basin, part wall tiled, floor tiled, upvc double glazed window and central heating radiator.

## WC:

WC, tiled floor and upvc double glazed window.

## Second floor:

## Bedroom three:

**14'11" x 10'3" max (4.55 x 3.12 max)**

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

## Bedroom four:

**12'2" max x 11'11" max (3.71 max x 3.63 max)**

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



### Exterior:

To the rear of the property is a pleasant enclosed yard area.

### Notes:

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.

Council tax band: A

### 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.



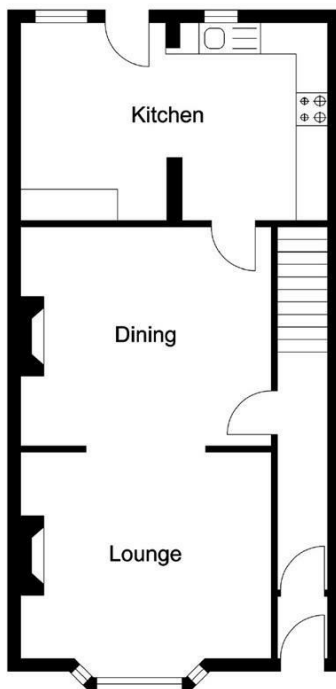
Road Map

Hybrid Map

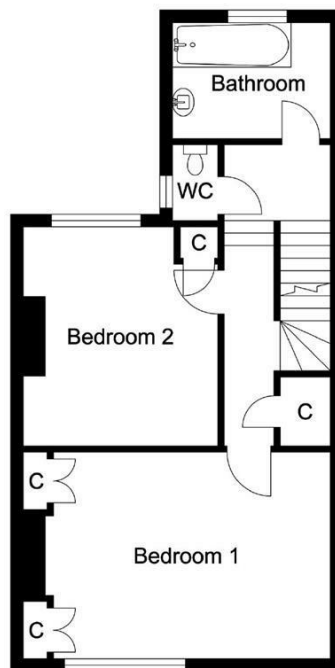
Terrain Map



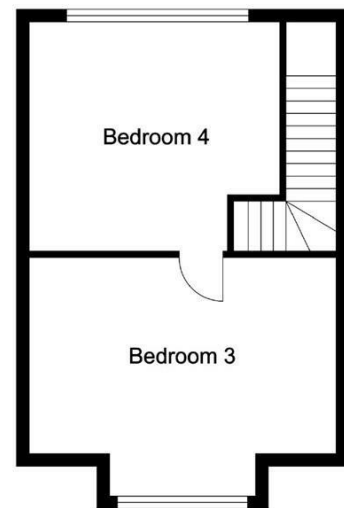
## Floor Plan



Ground Floor



First Floor



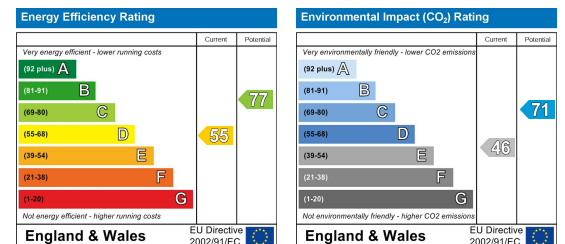
Second Floor

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.