



**BELT**  
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**63 St Johns Walk, Bridlington, YO16 4HH**

**Price Guide £114,950**



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PROTECTED

# 63 St Johns Walk

, Bridlington, YO16 4HH

**Price Guide £114,950**



A three bedroom inner terraced house which has been extensively modernised by the present owner. Located just off Brett Street, close to local schools, shops and amenities. Ideal for first time buyer/investor.

The property comprises: Ground floor: lounge, dining room and modern fitted kitchen. First floor: one double bedroom and modern house bathroom. Second floor: two further double bedrooms. Exterior: Patio. Upvc double glazing and gas central heating. No ongoing chain.

## Entrance:

Upvc double glazed door leads directly into:

## Lounge:

**13'4" x 11'9" (4.08m x 3.60m )**

A front facing room, modern electric fire, upvc double glazed bay window and central heating radiator. Leads directly into:

## Dining room:

**12'5" x 10'10" max (3.81m x 3.32m max)**

A rear facing room, understairs storage cupboard, upvc double glazed window and two central heating radiators. Staircase to first floor.

## Kitchen:

**14'9" x 5'6" (4.50m x 1.69m )**

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, gas combi boiler, part wall tiled, central

heating radiator, two upvc double glazed windows and upvc double glazed door onto the patio area.

## First floor:

Central heating radiator.

## Bedroom one:

**13'5" max x 11'8" (4.10m max x 3.56m )**

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

## Bathroom:

**9'10" max x 8'0" max (3.01m max x 2.46m max)**

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Wall panelling, ladder radiator and upvc double glazed window.

## Second floor:

Upvc double glazed window.

## Bedroom two:

**13'5" max x 6'8" avg (4.09m max x 2.05m avg)**

A rear facing double room, apex ceiling, access to the eaves, velux window and central heating radiator.

## Bedroom three:

**10'7" max x 7'1" avg (3.25m max x 2.16m avg)**

A rear facing double room, apex ceiling, access to the eaves, velux window and central heating radiator.



### Exterior:

To the front of the property is a small walled pebbled garden. To the rear of the property is a enclosed patio area, block paved to pebbled.

### Notes:

Council tax band: A

### 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.



**Floor Plan**

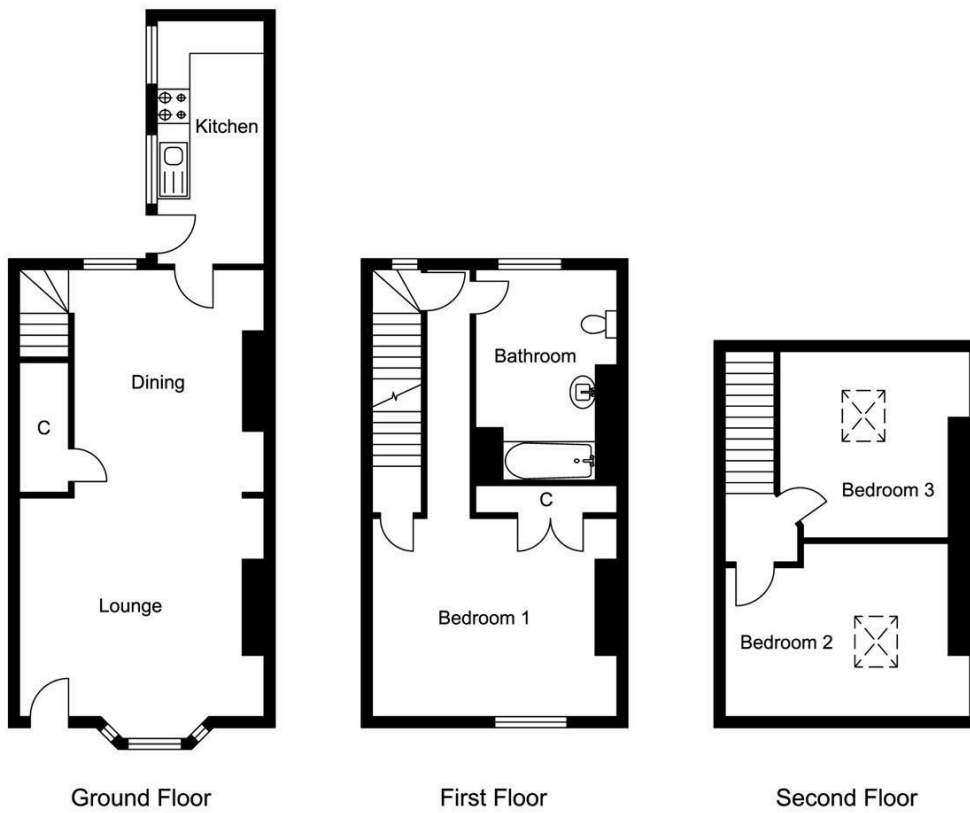
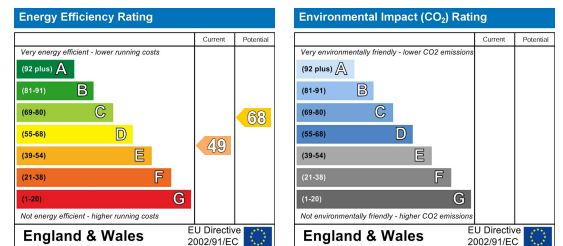


Illustration for identification purposes only, measurements are approximate, not to scale.

**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.