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38 Burstall Walk, Bridlington, YO16 7PL

Price Guide £119,950



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A well presented three bedroom inner terraced house. Situated on the New Pasture Lane development just off Scarborough Road, convenient for, Primary School, Bridlington Old Town, shops, bus service routes etc. An ideal residence for first time buyer/ investment purchaser or retirement.

The property comprises: Ground floor: lounge, utility and kitchen/diner. First floor: three bedrooms and house bathroom. Exterior: gardens. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Door into inner porch. Upvc double glazed door into inner hall, central heating radiator and built in storage cupboard.

Lounge:

13'5" x 11'10" (4.10m x 3.62m)

A front facing room, electric fire with wood surround, upvc double glazed window and central heating radiator.

Utility hall:

8'5" x 5'11" (2.57m x 1.81m)

Fitted with base and wall units, plumbing for washing machine, built in storage cupboard, upvc double glazed window and upvc double glazed door onto the garden.

Kitchen/diner:

13'4" max x 11'3" max (4.07m max x 3.44m max)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with

stainless steel extractor over. Integrated microwave, part wall tiled, upvc double glazed window and central heating radiator.

First floor:

Two built in storage cupboards one housing gas combi boiler.

Bedroom one:

11'9" min x 10'1" min (3.59m min x 3.08m min)

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

Bedroom two:

11'6" x 10'7" (3.52m x 3.24m)

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

Bedroom three:

9'2" max x 8'8" max (2.81m max x 2.65m max)

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

Bathroom:

6'5" x 5'7" (1.98m x 1.72m)

Comprises bath with plumbed in shower above, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn.

Garden:

To the rear of the property is a fenced enclosed garden. Paved patio to lawn to decked area. Brick built shed, water point and lighting.

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.



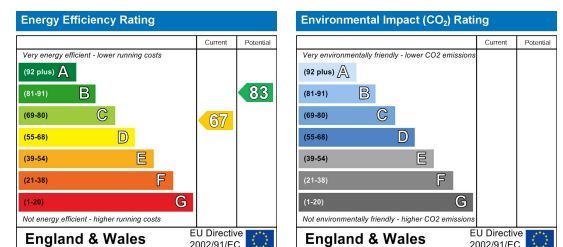
Floor Plan



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.