



17B St. Alban Road, Bridlington, YO16 7SY

Price Guide £119,950



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A two bedroom first floor freehold apartment offering spacious living accommodation, modernised throughout and situated on a good size plot.

Located in a popular residential area just off Queensgate, close to local shops, parks, bus routes, primary, secondary schools, nursery and college. Approximately half a mile away from the North beach.

The property comprises: private entrance, lounge, dining room, modern kitchen, utility/porch, two double bedrooms, modern bathroom, wc and fully boarded loft. Exterior: private driveway with ample parking and low maintenance gardens. Upvc double glazing and gas central heating.

Private entrance:

Upvc double glazed door into inner lobby, staircase to first floor. Door leads into inner hall, upvc double glazed window, central heating radiator and built in storage cupboard. Access by pull down ladder to a fully boarded loft with velux window.

Lounge:

16'5" x 12'0" (5.01m x 3.68m)

A spacious front facing room, electric fire in a modern surround, upvc double glazed bay window, upvc double glazed window, central heating radiator and archway into:

Dining room:

9'6" x 9'4" (2.92m x 2.86m)

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

Kitchen:

9'6" x 7'1" (2.90m x 2.16m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, free standing cooker with extractor over, part wall tiled, space for a fridge/freezer, built in storage cupboard and central heating radiator.

Utility/porch:

4'6" x 4'0" (1.39m x 1.22m)

Fitted with base unit, plumbing for washing machine, upvc double glazed window, upvc double glazed door leads to external staircase to the side garden.

Bedroom:

11'8" x 10'9" (3.56m x 3.28m)

A spacious front facing double room, built in modern wardrobes and drawers. Built in storage cupboard, upvc double glazed bay window and central heating radiator.

Bedroom:

10'5" x 8'2" (3.18m x 2.50m)

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

Bathroom:

8'0" x 3'9" (2.46m x 1.15m)

Comprises a modern suite, bath with shower attachment, wash hand basin, full wall, floor tiled, upvc double glazed window and stainless steel ladder radiator.

Wc:

8'1" x 2'7" (2.47m x 0.80m)

Wc, part wall tiled, floor tiled and upvc double glazed window.

Exterior:

To the front and side of the property are low maintenance walled gardens, paving, slate and lawn. One timber built sheds. To the side elevation is a private driveway with ample parking.

17b own the gardens and driveway.

Notes:

Council tax band: A

The Property is Freehold with a Deed of Covenant and certain maintenance costs are split equally between the 2 flat owners. Covenant available on request with agent.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to

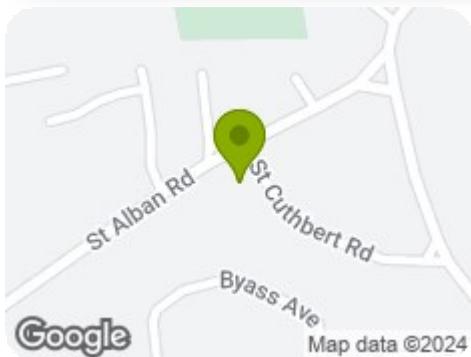
see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

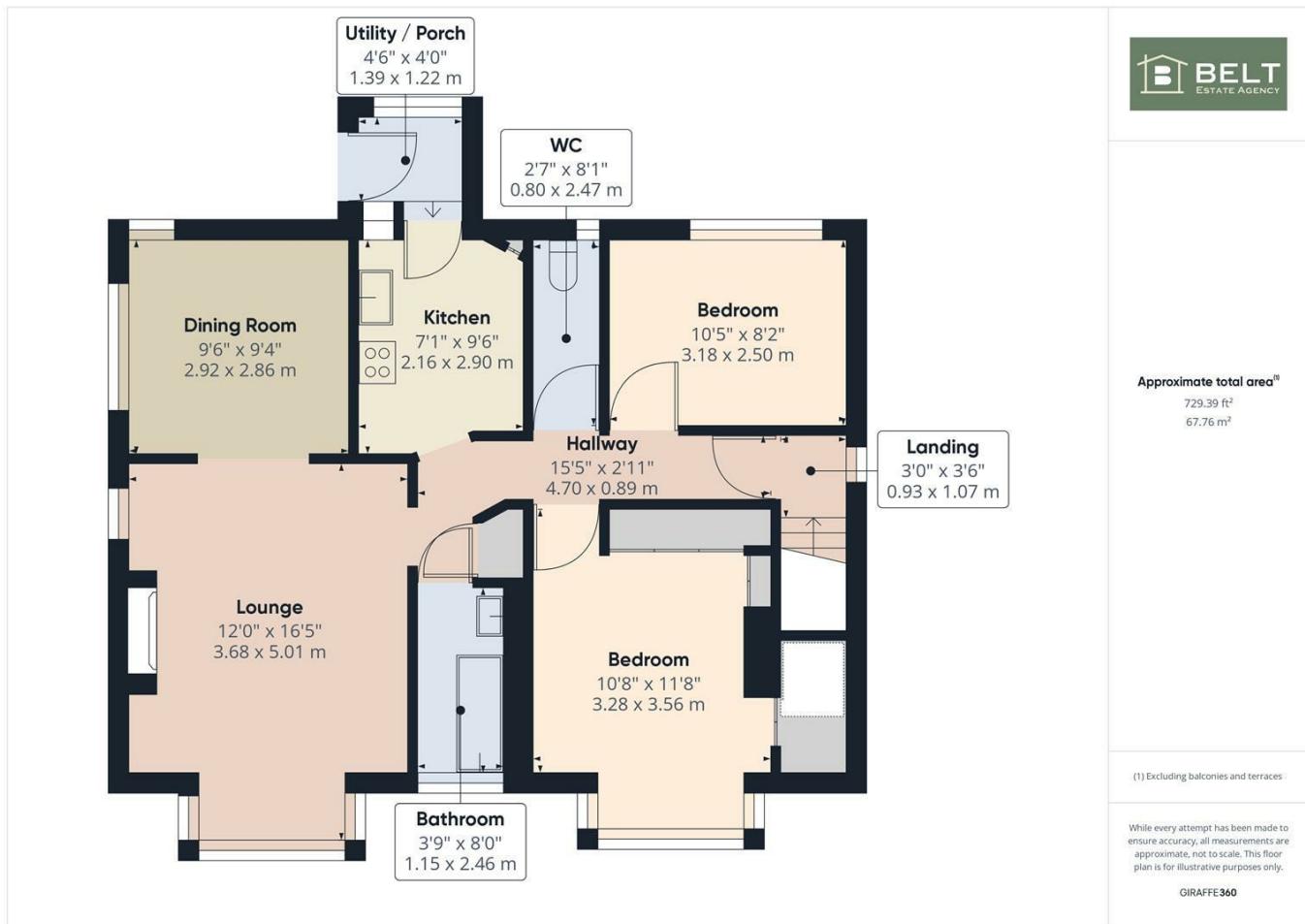
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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





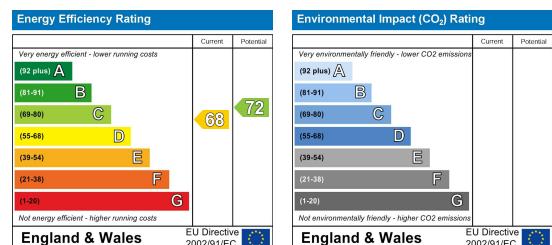
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.