



101 Sewerby Road, Bridlington, YO16 7DR

Price Guide £139,950



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A three bedroom semi-detached house located in this prime residential location convenient for town, north foreshore, parks, schools and bus service routes. Ideal for first time buyer/family. No ongoing chain.

The property comprises: Ground floor: lounge, kitchen/diner and bathroom. First floor: three bedrooms. Exterior: private driveway and enclosed garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

12'8" x 12'1" (3.88m x 3.69m)

A front facing room, gas fire with tiled inset and wood surround, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

Dining area:

13'8" x 10'5" (4.17m x 3.19m)

A rear facing room, understairs storage cupboard, built in storage cupboard and gas fire with wood surround.

Kitchen:

9'3" x 8'2" (2.82m x 2.49m)

Fitted with a range of base and wall units, composite one and a half sink unit, electric double oven, gas hob with extractor over. Part wall tiled, plumbing for washing

machine, space for fridge/freezer, three upvc double glazed windows and upvc double glazed door onto the garden.

Bathroom:

8'10" x 5'7" (2.70m x 1.71m)

Comprises bath with electric shower over, wc, wash hand basin with vanity unit, full wall tiled, upvc double glazed window and central heating radiator.

First floor:

Access to the loft space.

Bedroom:

12'7" x 12'4" (3.86m x 3.76m)

A front facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed bay window and central heating radiator.

Bedroom:

9'0" x 7'8" (2.75m x 2.35m)

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

Bedroom:

7'7" x 6'7" (2.32m x 2.02m)

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

Exterior:

To the front of the property is a walled garden. To the side of the property is private parking.

Garden:

To the rear of the property is a fenced garden with lawn and two timber built sheds.

Notes:

Council tax band: B

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

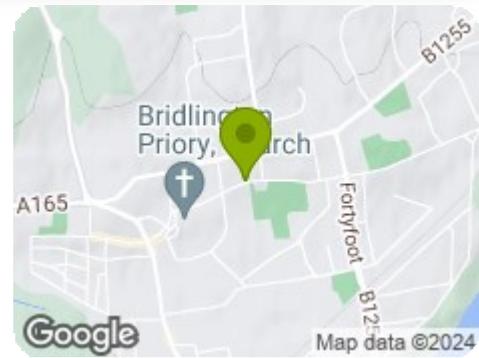
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result 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



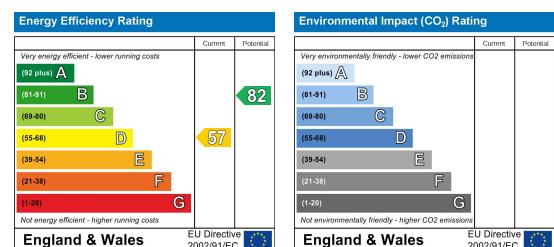
Floor Plan



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.