BELT
ESTATE AGENCY

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124 St. James Road, Bridlington, YO15 3NJ

Price Guide £344,950

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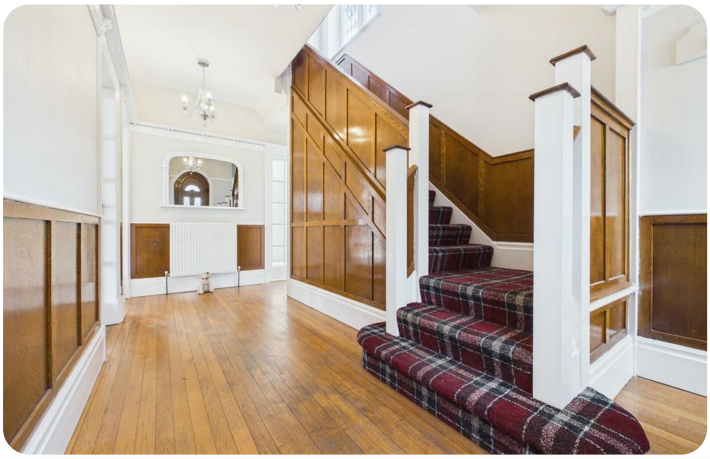

The Property Ombudsman
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124 St. James Road

Bridlington, YO15 3NJ

Price Guide £344,950

Welcome to St. James Road in the seaside town of Bridlington. This detached house presents an ideal family home.
With its traditional and spacious rooms, the property boasts three inviting reception rooms and a kitchen perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living, while the bathroom is conveniently located to serve the household's needs.
The home is situated in a prime southside area, just minutes from the picturesque south bay. In addition to its coastal appeal, the property is conveniently located near local schools, supermarkets, and the Belvedere golf course, catering to a variety of lifestyle needs. With easy access to the A165 (the main Bridlington to Beverley/Hull road).e.
This property is offered with no ongoing chain, making it an attractive option for those looking to move swiftly. A viewing is essential to fully appreciate the charm and potential this home has to offer. Don't miss the opportunity to make this lovely house your new family residence.

Entrance:

Upvc double glazed door into a spacious inner hall, feature wall panelling, wood flooring, stained glass ovel window, understairs storage cupboard and central heating radiator.

Lounge:

16'2" x 13'4" (4.94m x 4.07m)
A spacious front facing room, upvc double glazed bay window, upvc double glazed window and central heating radiator.

Dining room:

15'6" x 13'2" (4.74m x 4.03m)
A spacious rear facing room, inset fireplace with a oak beam, upvc double glazed window, central heating radiator and upvc double glazed bay with french doors onto the garden.

Breakfast room:

12'1" x 10'2" (3.69m x 3.11m)
A rear facing room, wood flooring, upvc double glazed window and central heating radiator.

Kitchen:

10'11" x 10'2" (3.33m x 3.10m)
Fitted with a range of base and wall units, stainless steel one and a half sink, electric double oven and hob with extractor over. Part wall tiled, space for fridge/freezer, wood flooring, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Rear hall:

Upvc double glazed door to the side elevation and courtesy door into the garage.

Utility/Wc:

6'5" x 5'3" (1.97m x 1.61m)
Wc, wash hand basin, plumbing for washing machine and extractor.

First floor:

A spacious landing feature wall panelling, wood flooring, upvc double glazed window and two central heating radiators.

Bedroom:

16'5" x 13'3" (5.01m x 4.05m)
A spacious front facing double room, upvc double glazed bay window and central heating radiator.

Bedroom:

13'9" x 13'4" (4.21m x 4.08m)
A spacious rear facing double room, wood flooring, upvc double glazed window and central heating radiator.

Bedroom:

8'3" x 7'3" (2.53m x 2.21m)

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

Bathroom:

8'3" x 7'4" (2.54m x 2.26m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower and wash hand basin. Full wall tiled, wood flooring, upvc double glazed window and central heating radiator.

Wc:

4'11" x 2'10" (1.51m x 0.88m)

Wc, part wall tiled, wood flooring and upvc double glazed window.

Exterior:

To the front of the property is a block paved parking area.

Garden:

To the rear of the property is a good size sunny garden, paved patio to lawn. A timber built shed and brick built outbuilding with power and lighting.

Garage:

Electric roller door, power, lighting and gas combi boiler.

Notes:

Council tax band E

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.

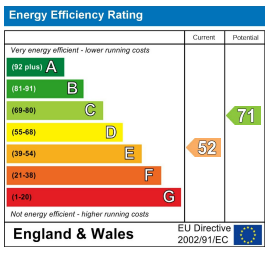
Road Map | Hybrid Map | Terrain Map

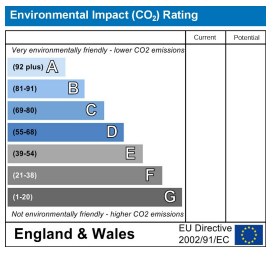
Floor Plan

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.