



28 Scarborough Road, Bridlington, YO16 7PG

Price Guide £155,000



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Welcome to Scarborough Road in the coastal town of Bridlington. This end of terrace house presents an excellent opportunity for first-time buyers, small families, or those seeking a second home.

The property features two inviting reception rooms, offering ample space for relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the modern bathroom ensures convenience and style.

The heart of the home is undoubtedly the contemporary kitchen, which is designed to meet the needs of today's lifestyle. This property must be viewed to truly appreciate the quality and potential it offers.

Located near Bridlington's Old Town, residents will benefit from easy access to an array of local shops, eateries, art galleries, and traditional pubs. The well-connected bus routes makes exploring the surrounding areas a breeze.

With no ongoing chain, this property is ready for you to move in and make it your own. Don't miss the chance to discover this lovely home in a sought-after location.

Entrance:

Upvc double glazed door leads into the lounge.

Lounge:

11'10" x 10'10" (3.62m x 3.32m)

A front facing room, feature brick fireplace, upvc double glazed window and central heating radiator.

Dining room:

11'7" x 8'5" (3.54m x 2.58m)

A rear facing room, understairs storage cupboard, staircase to the first floor, upvc double glazed window and central heating radiator.

Kitchen:

11'7" x 7'5" (3.54m x 2.27m)

Fitted with a range of modern base and wall units, solid worktops, Belfast sink unit, electric oven and hob with stainless steel extractor over. Pantry, part wall tiled, upvc double glazed window and integrated dishwasher and washing machine.

First floor:

Bedroom:

12'0" x 10'11" (3.66m x 3.34m)

A front facing double room, period fireplace, upvc double glazed window and central heating radiator.

Bedroom:

7'10" x 7'9" (2.40m x 2.37m)

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

Bathroom:

8'8" x 6'0" (2.65m x 1.85m)

Comprises a modern suite, free standing roll top bath, wc, wash hand basin with vanity unit, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a small walled garden.
To the rear of the property is a fenced block paved courtyard.

Notes:

Council tax band A

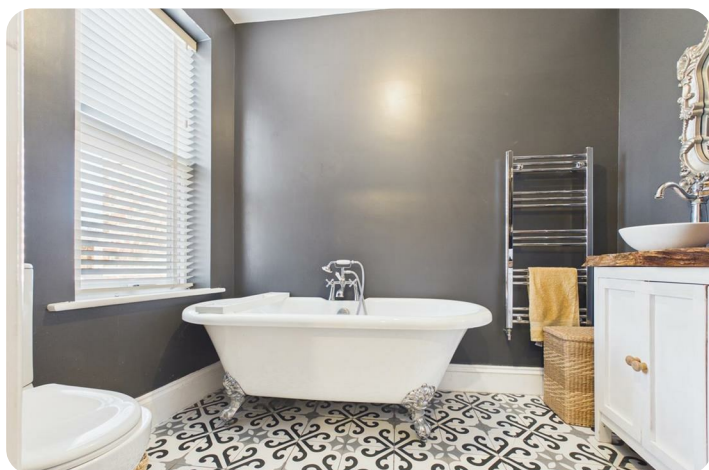
Purchase procedure

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.



Road Map

Hybrid Map

Terrain Map



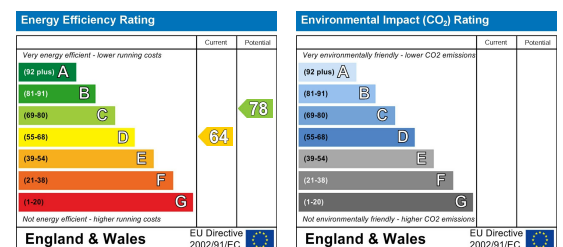
Floor Plan



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



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