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**132 Queensgate, Bridlington, YO16 7JD**

**Price Guide £475,000**



# 132 Queensgate

Bridlington, YO16 7JD

## Price Guide £475,000



Welcome to the desirable area of Queensgate, Bridlington, this individually designed detached house presents a rare opportunity for those seeking a spacious family home.

Boasting five generously sized bedrooms and three well-appointed reception rooms, this property offers ample space for both relaxation and entertainment. The two bathrooms ensure convenience for family living, while the good-sized corner plot provides a sense of privacy and outdoor space.

The property features extensive parking, making it ideal for families with multiple cars or for those who enjoy hosting guests.

The property must be viewed to truly appreciate the generous layout and the potential it holds for a growing family.

Conveniently located, the house is just a short stroll from local shops on Queensgate, as well as Dukes and Queensgate Park. The proximity to local schools and colleges adds to the appeal and the town centre and the stunning North Bay are within easy reach, offering a variety of amenities.

Do not miss the chance to make this remarkable residence your own.

### Entrance:

Door into a spacious inner hall, oak flooring, understairs storage cupboard and central heating radiator.

### Lounge:

14'5" x 13'4" (4.40m x 4.07m)

A spacious front facing room, inset log burning stove in a modern surround, upvc double glazed bay window with window seat, oval window, central heating radiator and archway into the dining room.

### Dining room:

14'5" x 13'3" (4.41m x 4.05m)

A spacious side facing room, central heating radiator and upvc bay with door onto the garden.

### Upvc conservatory:

17'5" x 7'3" (5.32m x 2.23m)

Over looking the rear courtyard.

### Utility:

10'9" x 4'7" (3.30m x 1.41m)

Plumbing for washing machine, space for a tumble dryer, upvc double glazed window and central heating radiator.

### Wc:

6'11" x 2'8" (2.12m x 0.82m)

Wc, wash hand basin and extractor.

### Kitchen/dining/living:

28'5" x 16'11" (8.67m x 5.16m)

### Kitchen:

Fitted with a range of modern base and wall units, granite worktops, central island, inset stainless steel sink unit, three electric ovens and gas hob with extractor over. Part wall tiled, oak flooring, under cupboard lighting, space for fridge/freezer, integrated dishwasher, central heating radiator and upvc double glazed French doors into the conservatory.

### Living area:

A front facing room, oak flooring, upvc double glazed window and two central heating radiators.

### First floor:

Central heating radiator and built in storage cupboard.

### Bedroom:

14'5" x 13'1" (4.41m x 4.00m)

A spacious front facing double room, extensive fitted wardrobes and drawers. Three upvc double glazed windows and central heating radiator.

### En-suite:

7'9" x 5'11" (2.38m x 1.82m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

### Bedroom:

15'8" x 13'6" (4.78m x 4.12m)

A spacious side facing double room, built in sliding wardrobes, four upvc double glazed windows and central heating radiator.

### Bedroom:

14'2" x 11'11" (4.32m x 3.64m)

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

### Bathroom:

14'5" x 9'1" (4.41m x 2.77m)

Comprises a modern suite, bath, large walk in shower with plumbed in shower, wc and double wash hand basin with vanity units. Part wall tiled, extractor, shower panelling, two upvc double glazed windows and two chrome ladder radiators.

## Second floor:

Built in storage cupboard.

## Bedroom:

11'8" x 10'3" (3.58m x 3.14m)

A side facing double room, velux window, two central heating radiators and walk in wardrobe with velux window.

## Bedroom:

10'0" x 9'4" (3.07m x 2.85m)

A rear facing double room, built in storage cupboards, two velux windows and central heating radiator.

## Exterior:

To the front of the property electric gated access leading to an extensive pebbled driveway with borders of hedges.

## Garden:

To the side elevation is a garden with lawn and borders of hedges, shrubs and bushes.

To the rear of the property is a paved courtyard with hot tub and borders of hedges, shrubs and bushes.

Pebbled pathway leads to a secret fenced garden with lawn.

## Garage/workshop:

32'10" x 9'8" (10.02m x 2.96m)

Electric door, power, lighting, hot water store and store room.

## 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



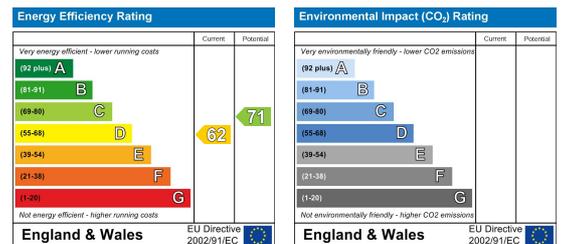
## Floor Plan



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



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