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23 St John Street, Bridlington, YO16 7NL

Price Guide £187,000

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Bridlington, YO16 7NL

Price Guide £187,000

Welcome to St John Street in Bridlington this versatile property presents a unique opportunity for both investors and families alike.
Currently registered as a three-bedroom house, this property has previously functioned as two separate flats, each with its own utilities.
The ground floor offers the potential to be transformed into a one-bedroom flat, while the first floor boasts a spacious two-bedroom maisonette. For those looking to maintain the property as a house, the existing kitchen could easily be converted into a fourth bedroom, providing ample space for a growing family or guests.
This well-maintained residence is brimming with potential. The large rear garden is a standout feature, offering a tranquil outdoor space for relaxation or play. Additionally, there is the exciting possibility of a building plot, subject to obtaining the relevant consents, making this property an even more attractive investment.
Conveniently located, it's just a short walk to a supermarket for daily shopping needs and with local schools nearby. The parade of shops on Quay Road offers plenty of options for convenience, and bus routes for exploring the wider area.
This property must be viewed to fully appreciate the opportunities it presents. Whether you are seeking a family home or a savvy investment, this property on St John Street is sure to impress.

Entrance:

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

Lounge:

12'1" x 10'4" (3.69m x 3.16m)
A front facing room, upvc double glazed bay window with shutter blinds and central heating radiator.

Dining room:

13'3" x 11'1" (4.05m x 3.38m)
A rear facing room, understairs storage cupboard, inset log burning stove, single glazed window with shutter blinds and central heating radiator.

Kitchen:

10'6" x 7'9" (3.21m x 2.38m)
Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven and hob. Part wall tiled, space for fridge/freezer, upvc double glazed window, central radiator and stable door into the garden room.

Garden room:

11'5" x 5'7" (3.48m x 1.72m)
A rear facing room, plumbing for washing machine and upvc double glazed door onto the rear garden.

Bathroom:

7'8" x 7'10" (2.36m x 2.41m)
Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin. Gas combi boiler, upvc double glazed window and chrome ladder radiator.

First floor:

Understairs storage cupboard.

Kitchen:

10'10" x 2'7" (3.32m x 0.79m)
Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and gas hob with extractor over. Part wall tiled, gas combi boiler, space fridge/freezer, upvc double glazed window and central heating radiator.

Bedroom:

13'11" x 12'2" (4.25m x 3.73m)
A spacious front facing double room, tiled fireplace, upvc double glazed window and central heating radiator.

Bedroom:

13'4" x 7'1" (4.08m x 2.18m)
A rear facing double room, cast iron fireplace, upvc double glazed window and central heating radiator.

Bathroom:

7'5" x 2'7" (2.28m x 0.79m)
Comprises shower cubicle with electric shower, wc and wash hand

basin. Wall tiled, shower panelling, extractor, two upvc double glazed windows and chrome ladder radiator.

Second floor:

Bedroom:

12'9" x 12'0" (3.90m x 3.68m)

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

Garden:

To the rear of the property is a extensive garden. Artifical lawn with pebbled boarders. Gated access to futher large garden with lawn and borders of shrubs and bushes. Outbuilding and green house.

Notes:

Council tax band: B

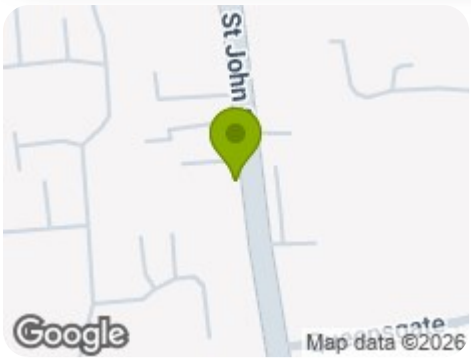
Purchase procedure

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

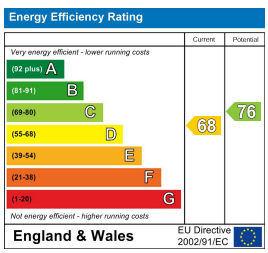


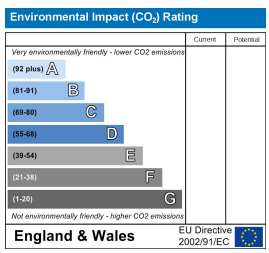
Floor Plan

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.