



27 St. Marys Walk, Bridlington, YO16 7LJ

Price Guide £185,000



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Welcome to this semi-detached house located on St. Marys Walk in the coastal town of Bridlington.

The property boasts three bedrooms, making it an ideal home for families. The inviting reception room provides a warm and welcoming atmosphere, and a modern kitchen/diner perfect for entertaining guests. The bathroom is well-appointed, and the overall finish of the property reflects a high standard of care and attention to detail.

The house has been modernised throughout by the current owners, ensuring that it meets the needs of contemporary living.

The location is particularly appealing, as it is situated close to local schools, a college, nursery facilities, sports grounds, parks, and shops, making it an excellent choice for families and individuals alike.

This property must be viewed to appreciate all that it has to offer. Don't miss your chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into inner hall, upvc double glazed window, understairs storage cupboard and central heating radiator.

Lounge:

11'10" x 10'6" (3.61m x 3.21m)

A front facing room, electric wall mounted fire, upvc double glazed bay window and central heating radiator.

Dining/utility:

11'9" x 5'5" (3.60m x 1.66m)

Plumbing for washing machine, space for a tumble dryer, tiled floor, two upvc double glazed windows and central heating radiator. Archway into the kitchen.

Kitchen:

11'5" x 10'4" (3.49m x 3.16m)

Fitted with a range of modern base and wall units, ceramic sink unit, extractor, part wall tiled, floor tiled, integrated dishwasher and upvc double glazed patio doors onto the garden.

First floor:

Upvc double glazed window.

Bedroom:

13'10" x 9'6" (4.24m x 2.91m)

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

Bedroom:

11'5" x 9'1" (3.49m x 2.77m)

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

Bedroom:

7'8" x 6'10" (2.35m x 2.10m)

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

Bathroom:

7'9" x 5'3" (2.38m x 1.62m)

Comprises a modern suite, large shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, two upvc double glazed windows and chrome ladder radiator.

Exterior:

To the front of the property is a private parking area.

Garden:

To the rear of the property is a fenced garden decked patio to lawn.

Notes:

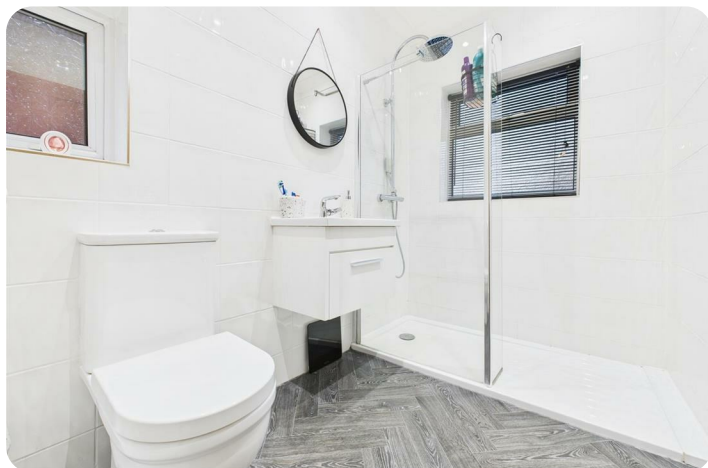
Council tax band B

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



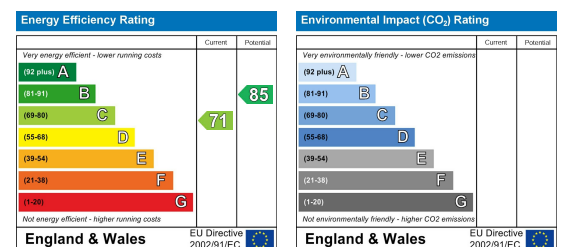
Floor Plan



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



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