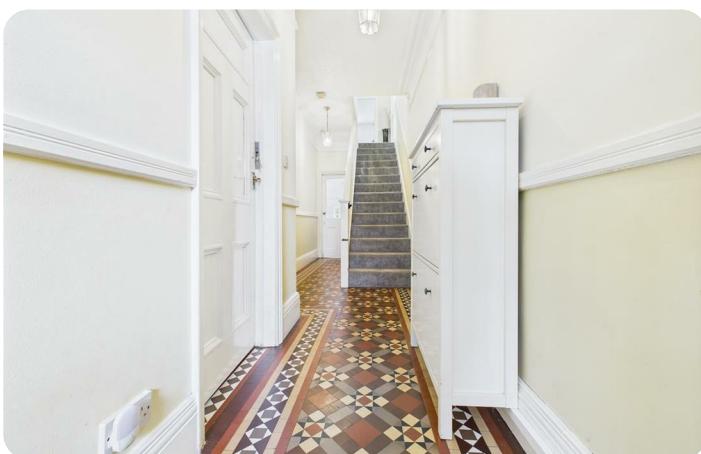




43 St James Road, Bridlington, YO15 3PF

Offers In The Region Of £275,000



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Welcome to the desirable area of St James Road, Bridlington, this semi-detached house presents an ideal opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms and two reception rooms, this property offers ample space for both relaxation and entertaining.

The two bathrooms provide convenience for family living, ensuring that morning routines run smoothly.

As you enter, you are greeted by a tiled floor in the hall that sets the tone for the rest of the home, which features delightful period fireplaces, elegant coving, and traditional skirting boards throughout. These period features add character and warmth, making it a truly welcoming space.

Situated in a prime southside location, the south bay is just a short stroll away, providing the perfect backdrop for leisurely walks along the coast. Additionally, local schools, supermarkets, and the Belvedere golf course are all within easy reach, enhancing the appeal of this location. With quick access to the A165, commuting to Beverley or Hull.

This property is offered with no ongoing chain, allowing for a smooth transition into your new home. If you are looking for a blend of period charm and modern convenience in a fantastic location, this semi-detached house on St James Road is not to be missed.

Entrance:

Door into inner lobby, part period wall tiled. Door into a spacious inner hall, period tiled floor and understairs storage cupboard.

Lounge:

13'2" x 12'9" (4.03m x 3.90m)

A front facing room, inset multi fuel burning stove, upvc double glazed bay window and central heating radiator.

Dining room:

13'0" x 11'4" (3.97m x 3.46m)

A rear facing room, gas fire with tiled inset and wood surround. Sash window and central heating radiator.

Kitchen/diner:

20'1" x 10'11" (6.13m x 3.35m)

Fitted with a range of modern base and wall units, free standing cooker,

stainless steel sink unit and integrated dishwasher. Part wall tiled, floor tiled, plumbing for a American style fridge freezer, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear garden.

Utility:

10'4" x 4'11" (3.17m x 1.51m)

Plumbing for washing machine, floor tiled and upvc double glazed window.

Wc:

5'2" x 2'6" (1.60m x 0.78m)

Wc, wash hand basin, floor tiled, extractor, upvc double glazed window and ladder radiator.

First floor:

A spacious landing, understairs storage cupboard.

Bedroom:

16'8" x 12'10" (5.10m x 3.92m)

A spacious front facing double room, two upvc double glazed windows and central heating radiator.

En-suite:

11'5" x 3'5" (3.48m x 1.06m)

Comprises a modern suite, corner bath with plumbed shower over, wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor and stainless steel ladder radiator.

Bedroom:

10'10" x 10'5" (3.31m x 3.18m)

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

Bedroom:

10'3" x 9'1" (3.13m x 2.79m)

A rear facing double room, built in wardrobe, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

Bathroom:

6'4" x 5'11" (1.95m x 1.81m)

Comprises modern suite, walk in shower with plumbed shower, wash hand basin, full wall tiled and floor tiled. Extractor, upvc double glazed window and stainless steel ladder radiator.

Wc:

4'5" x 2'11" (1.36m x 0.89m)

Wc and sash window.

Second floor:

Bedroom:

20'9" x 13'8" (6.33m x 4.19m)

A spacious front facing double room, access to the eaves, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a private block paved driveway for parking and electric car charging point.

Gated side access to the rear garden.

Garden:

To the rear of the property is a low maintenance garden. Mainly paved with borders of raised flower beds, a fish pond, two timber built sheds and water point.

Notes:

Council tax band C

Total floor area: 169 square metres

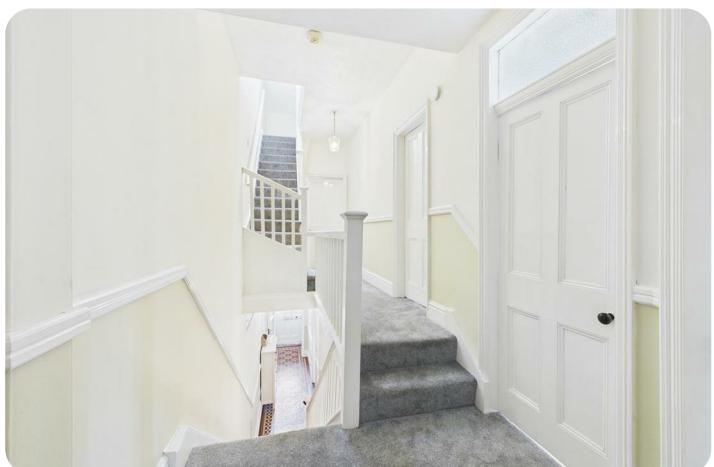
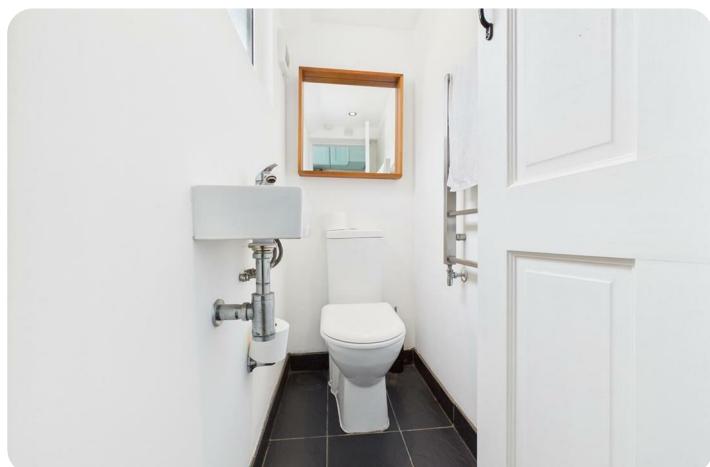
Purchase procedure

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



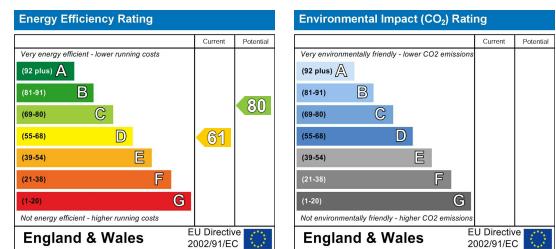
Floor Plan



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.



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