



42 Greame Road, Bridlington, YO16 6TQ

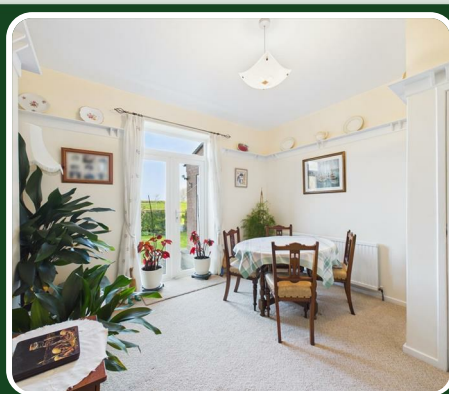
Price Guide £260,000



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Welcome to Greame Road in the coastal town of Bridlington. This semi-detached house presents an excellent opportunity for those seeking a delightful family home.

With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The modern kitchen and bathrooms have been thoughtfully improved by the current owner.

One of the standout features of this home is the stunning rear views of the cliff tops and the sea, providing a picturesque backdrop to daily life. The property is ideally situated in a prime residential location, just a stone's throw from the beautiful North Beach, where you can enjoy leisurely strolls. Additionally, the scenic cliff top walks and the village of Sewerby are within easy reach.

For added convenience, local shops and the town centre is a short distance away, offering a variety of shops and amenities to cater to your everyday needs.

No ongoing chain, this home is ready for you to move in. This is an excellent opportunity to embrace coastal living in a well-appointed and beautifully located property.

Entrance:

Upvc double glazed side door into a spacious inner hall, understairs storage cupboard, central heating radiator and courtesy door into the garage.

Lounge:

11'11" x 11'9" (3.64m x 3.60m)

A front facing room, gas fire with marble surround, upvc double glazed bay window and central heating radiator.

Shower room:

6'0" x 3'10" (1.83m x 1.18m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, gas boiler, upvc double glazed window and central heating radiator.

Kitchen:

13'5" x 8'8" (4.09m x 2.65m)

Fitted with a range of modern base and wall units, breakfast bar, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, space for fridge/freezer, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear garden.

Dining room:

12'5" x 11'2" (3.79m x 3.42m)

A rear facing room, central heating radiator and upvc double glazed French doors onto the rear garden.

First floor:

Access to part boarded loft by drop down ladder.

Bedroom:

12'3" x 11'5" (3.74m x 3.50m)

A rear facing double room with views of the cliff tops and sea, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

11'10" x 10'8" (3.63m x 3.27m)

A front facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

14'1" x 9'1" (4.30m x 2.78m)

A rear facing double room with views of the cliff tops and sea, two upvc double glazed windows and central heating radiator.

Bathroom:

7'6" x 5'11" (2.30m x 1.81m)

Comprises bath with shower attachment and electric shower over,

wash hand basin, part wall tiled and built in storage cupboard housing hot water store. Extractor, upvc double glazed window and central heating radiator.

Wc:

3'8" x 3'1" (1.14m x 0.95m)

Wc and upvc double glazed window.

Exterior:

To the front of the property is a walled garden with lawn and access to private driveway leading to the garage. Side access to rear garden.

Garden:

To the rear of the property is a hedge enclosed garden. Patio to lawn with borders of shrubs and bushes.

Garage:

15'1" x 9'0" (4.61m x 2.76m)

Up and over door, power and lighting.

Notes:

Council tax band: C

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



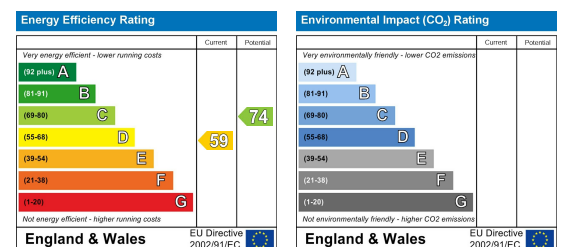
Floor Plan



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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