



20 Kirkham Road, Bridlington, YO16 6ER

Price Guide £179,950



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A beautifully presented three bedroom semi-detached house situated in this pleasant residential cul-de-sac just off Bempton Lane. Convenient for the local shop 'Londis', bus service routes and close access to the amenity land with a small childrens play area.

The property comprises: Ground floor: lounge, sun room and modern kitchen/diner. First floor: three bedrooms and modern bathroom. Exterior: garage and low maintenance gardens. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall.

Lounge:

14'2" x 13'7" (4.32m x 4.15m)

A rear facing room, electric fire with marble inset and wood surround. Central heating radiator and upvc double glazed patio doors into:

Sun room:

12'2" x 5'0" (3.71m x 1.53m)

Over looking the garden, central heating radiator and upvc double glazed patio doors.

Kitchen/diner:

13'9" x 9'10" (4.21m x 3.01m)

Fitted with a range of base and wall units, inset stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, understairs storage cupboard, upvc double glazed window and central heating radiator.

First floor:

Built in storage cupboard, loft access housing gas combi boiler.

Bedroom:

13'9" x 8'5" (4.20m x 2.59m)

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

Bedroom:

9'8" x 5'9" (2.97m x 1.77m)

A front facing double room, built in hanging space, two upvc double glazed windows and central heating radiator.

Bedroom:

8'2" x 6'11" (2.49m x 2.11m)

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

Bathroom:

9'4" x 4'10" (2.87m x 1.48m)

Comprises a modern suite, bath, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn. To the side of the property is a private paved and pebbled driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a low maintenance garden. Mainly paved to raised lawn and patio area, borders of shrubs and bushes. Side coursey door into the garage.

Garage:

Up and over door, power and lighting.

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.

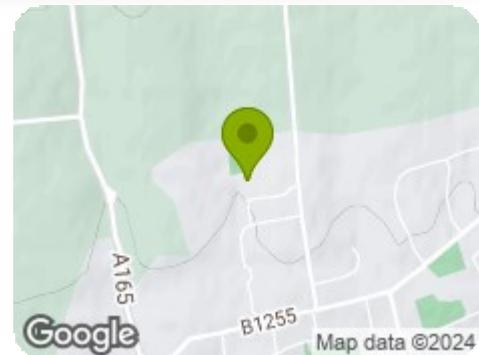
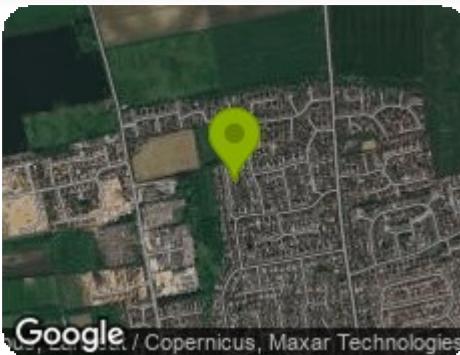
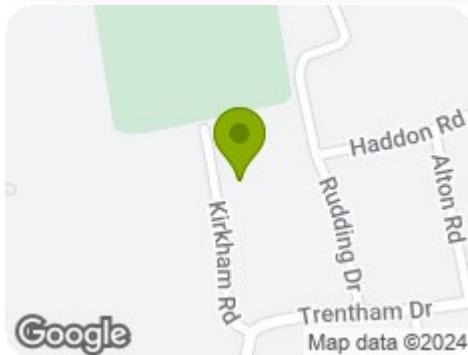
General Notes:

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.





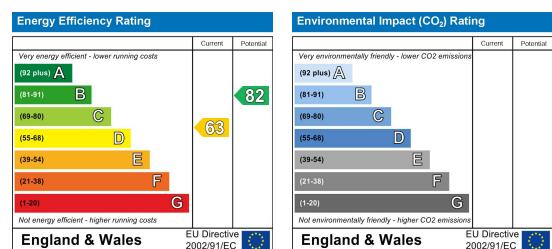
Floor Plan



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.