



**96 St. James Road, Bridlington, YO15 3NJ**

**Price Guide £385,000**



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Welcome to the desirable southside of Bridlington, this detached house on St James Road presents an ideal family home.

With four spacious bedrooms and two well-appointed bathrooms, this property offers ample space for both relaxation and family life. The two inviting reception rooms provide a perfect setting for entertaining guests or enjoying quiet evenings at home.

Situated in a prime southside location, residents will find themselves just a short stroll from the picturesque south bay, perfect for leisurely walks along the coast. The area is well-served by local amenities, including schools, supermarkets, and the Belvedere golf course, all within easy reach.

With no ongoing chain, this property is ready for you to move in and make it your own.

Do not miss the chance to make this lovely house your new home.

#### **Entrance:**

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

#### **Dining room:**

15'7" x 12'10" (4.77m x 3.93m)

A spacious front facing room, electric fire in a modern surround. Upvc double glazed bay window, upvc double glazed window, central heating radiator and double doors into the lounge.

#### **Lounge:**

30'4" x 12'5" (9.27m x 3.80m)

A spacious rear facing room, log burning stove with brick inset and wood surround. Two upvc double glazed bay windows, two central heating radiators and upvc double glazed patio doors onto the rear garden.

#### **Kitchen:**

13'4" x 10'0" (4.08m x 3.07m)

Fitted with a range of modern base and wall units, granite worktops, breakfast bar, composite one and a half sink unit, electric double oven and gas hob with extractor over. Upvc double glazed bay window, central heating radiator, integrated microwave and dishwasher.

#### **Utility:**

15'4" x 8'3" (4.69m x 2.53m)

Fitted with a range of modern base and wall units, composite sink unit, plumbing for washing machine and space for a tumble dryer. Built in storage cupboard housing gas boiler, understairs storage cupboard, two upvc double glazed windows and central heating radiator.

#### **Wc:**

6'0" x 5'3" (1.84m x 1.62m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

#### **Sun room:**

8'9" x 5'8" (2.67m x 1.73m)

A rear facing room, tiled floor, upvc double glazed window and upvc double glazed door onto the garden.

#### **First floor:**

#### **Bedroom:**

15'1" x 13'1" (4.62m x 3.99m)

A spacious side facing double room, built in wardrobes, upvc double glazed bay window and central heating radiator.

#### **En-suite/dressing room:**

11'8" x 9'4" (3.58m x 2.86m)

Comprises shower cubicle with electric shower, wash hand basin with vanity unit, built in wardrobes, two upvc double glazed windows and central heating radiator.

#### **Wc:**

5'8" x 2'9" (1.75m x 0.84m)

Wc, upvc double glazed window and central heating radiator.

#### **Bedroom:**

12'9" x 12'5" (3.91m x 3.80m)

A spacious front facing double room, wash hand basin, upvc double

glazed bay window, upvc double glazed window and central heating radiator.

#### **Bedroom:**

11'6" x 10'1" (3.52m x 3.08m)

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

#### **Bedroom:**

10'3" x 8'11" (3.13m x 2.72m)

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

#### **Bathroom:**

12'0" x 8'7" (3.67m x 2.64m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, upvc double glazed window and heated towel rail.

#### **Exterior:**

To the front of the property is ample private parking. To the side elevation is further gated vehicle access via Shaftesbury Road.

#### **Garden:**

To the rear of the property is a private west facing garden. Block paved patio to lawn with borders of shrubs and bushes.

#### **Notes:**

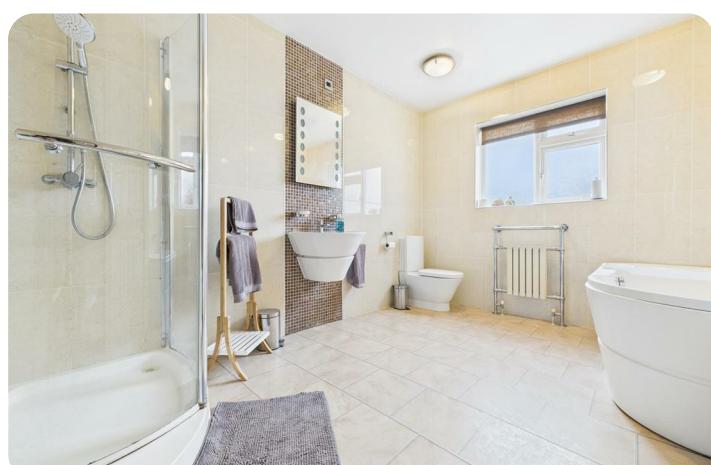
Council tax band: E

#### **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



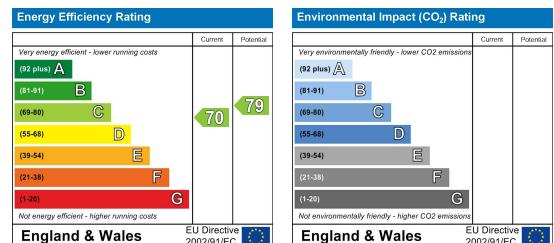
## Floor Plan



## 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.