



## 8 Westgate, Bridlington, YO16 4QQ

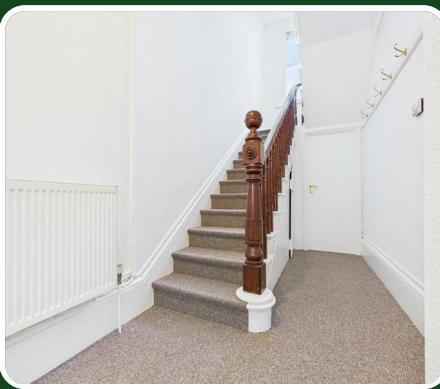
Price Guide £240,000



# 8 Westgate

Bridlington, YO16 4QQ

**Price Guide £240,000**



Situated in the heart of Bridlington's Old Town, this spacious end-terrace period townhouse offers a delightful blend of character and modern living.

With four generously sized bedrooms and two well-appointed bathrooms, this property is perfect for families or those seeking extra space.

The reception room provides a warm and inviting space for relaxation or entertaining guests.

Outside the property features a secret garden, a hidden gem that offers a retreat from the hustle and bustle of everyday life.

Located in a conservation area which adds an extra layer of charm, offering a sense of history and character that is hard to find elsewhere.

A short stroll will take you to the historic High Street, where you can discover a delightful array of curio shops, galleries, tea rooms, restaurants, and public houses.

There is a bus stop close to the property, making it easy to explore the surrounding areas.

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

Whether you are looking for a family home or a charming retreat in a picturesque setting, this townhouse in Westgate, Bridlington, is a wonderful opportunity not to be missed.

## **Entrance:**

Door into inner lobby, door into a spacious inner hall, under stairs storage cupboard and central heating radiator.

## **Lounge:**

14'7" x 13'10" (4.46m x 4.22m)

A front facing room, sash window and central heating radiator.

## **Kitchen/diner:**

10'11" x 9'3" & 7'9" x 6'6" (3.35m x 2.82m & 2.37m x 2.00m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, part floor tiled and plumbing for washing machine. Built in storage cupboards, two single glazed windows, central heating radiator and door onto the garden.

## **Wc:**

5'9" x 3'1" (1.77m x 0.96m)

Wc, wash hand basin with vanity unit, part wall tiled, gas combi boiler and single glazed window.

## **First floor:**

A spacious landing, sash window.

## **Bedroom:**

14'11" x 14'6" (4.55m x 4.42m)

A spacious front facing double room, sash window and central heating radiator.

## **Bedroom:**

13'2" x 10'6" (4.03m x 3.21m)

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

## **Bathroom:**

10'6" x 4'10" (3.22m x 1.49m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, sash window and central heating radiator.

## **Second floor:**

Sash window.

**Bedroom:**

14'7" x 13'10" (4.47m x 4.22m)

A spacious front facing double room, built in storage cupboard, sash window and central heating radiator.

**Bedroom:**

13'3" x 8'9" (4.06m x 2.69m)

A rear facing double room, built in storage cupboard, sash window and central heating radiator.

**Bathroom:**

10'6" x 4'10" (3.21m x 1.49m)

Comprises a modern suite, bath, wc and wash hand basin. Full wall tiled, sash window and central heating radiator.

**Garden:**

To the rear of the property is an enclosed garden. Patio to pebbled pathway leads to a secret garden with lawn.

**Extra garden:**

There is a further garden area that can be purchased with the property.

**Notes:**

Council tax band B

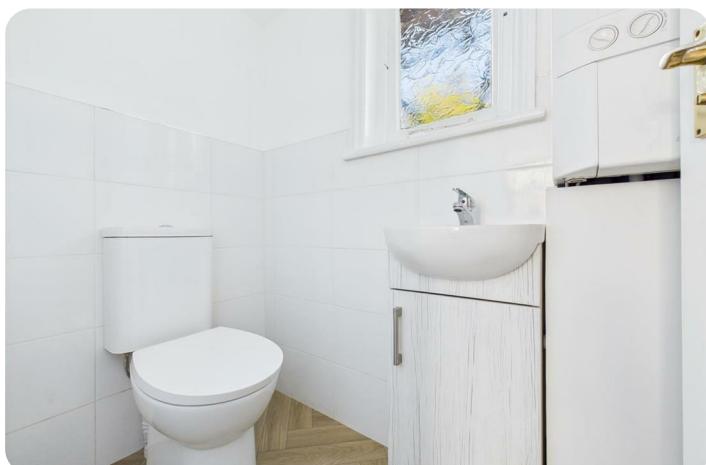
**Purchase procedure**

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.

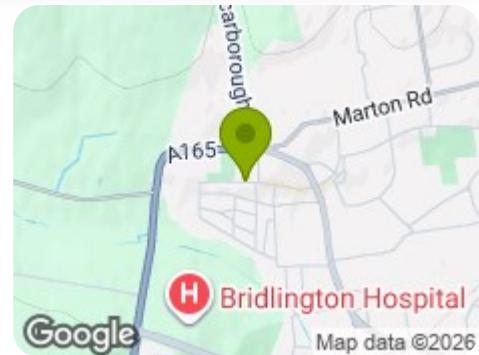
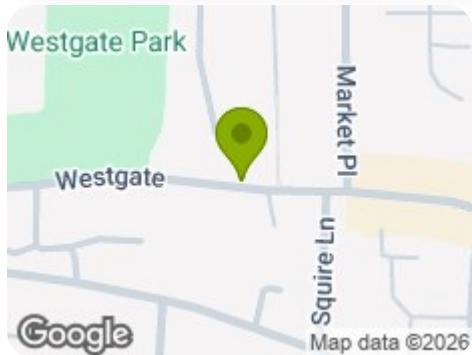
**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



## Road Map

## Hybrid Map

## Terrain Map



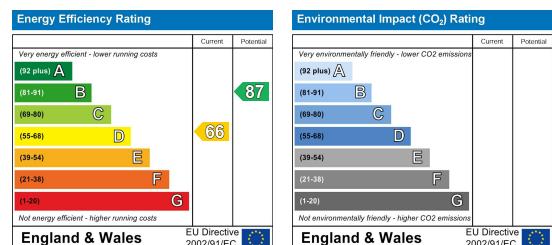
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

