



**98 Queensgate, Bridlington, YO16 7JH**

**Price Guide £220,000**





# 98 Queensgate

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Welcome to Queensgate, Bridlington, a three bedroom detached house that presents an excellent opportunity for those seeking a spacious family home.

The house benefits from a south-facing rear garden, perfect for enjoying sunny afternoons and creating your own outdoor oasis. The property provides a blank canvas, allowing you to personalise the space to reflect your own style and preferences.

Conveniently located on the popular north side of Bridlington, this property is just a stone's throw away from a variety of shops on Queensgate, as well as Dukes Park and Queensgate Park. Families will appreciate the proximity to local schools and colleges, making daily commutes a breeze. Additionally, the town centre and the picturesque north bay are easily accessible, offering amenities and leisure activities. The absence of an ongoing chain ensures a smooth transition for prospective buyers.

This detached house in Queensgate, Bridlington, is a fantastic opportunity to create your dream home in a sought-after location. With its spacious interiors, lovely garden, and convenient amenities nearby, it is sure to appeal to a wide range of buyers.

## **Entrance:**

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

## **Lounge/diner:**

**22'10" x 12'8" (6.96m x 3.88m)**

A spacious double aspect room, gas fire, built in display cupboards, upvc double glazed bay window, central heating radiator and upvc double glazed patio doors onto the garden.

## **Breakfast room:**

**8'3" x 7'6" (2.54m x 2.31m)**

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

## **Wc:**

**4'11" x 2'1" (1.51m x 0.65m)**

Wc, wash hand basin, part wall tiled and single glazed window.

## **Kitchen:**

**10'5" x 6'11" (3.18m x 2.13m)**

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor above. Part wall tiled, plumbing for washing machine, space for a fridge/freezer, upvc double glazed window and upvc double glazed door onto the rear garden.

## **First floor:**

Access to the loft.

## **Bedroom:**

**11'1" x 10'7" (3.39m x 3.23m)**

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

## **Bedroom:**

**12'9" x 11'3" (3.89m x 3.45m)**

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

### Bedroom:

8'1" x 7'8" (2.47m x 2.36m)

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

### Bathroom:

8'3" x 7'8" (2.53m x 2.35m)

Comprises walk in shower with electric shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a walled pebbled garden.  
To the side elevation is a private driveway for parking leading to the garage.

### Garden:

To the rear of the property is a south facing garden. Patio to lawn with slate borders. A green house.

### Garage:

Brick built garage, electric roller door.

### 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



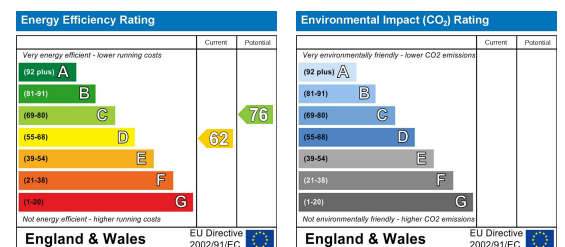
## Floor Plan



## 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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