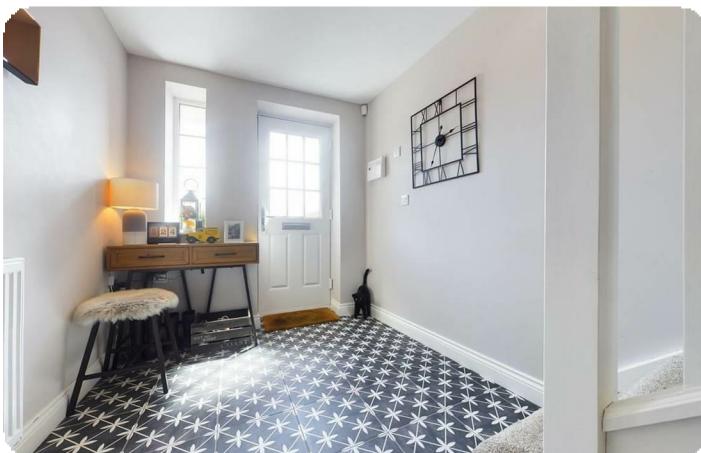




Little Acorn, 187a Queensgate, Bridlington, YO16 7JE

Price Guide £260,000



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, Bridlington, YO16 7JE

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A modern build three bedroom detached house, situated in a prime residential location on the north side of Bridlington over looking Queensgate Park. Convenient for the parade of shops on Flamborough Road and access to the north beach and town centre.

This beautifully presented property comprises: Ground floor: spacious lounge, modern kitchen/diner and cloakroom. First floor: three bedrooms and modern house bathroom. Exterior: block paved forecourt for parking two cars and low maintenance private fenced garden.

Entrance:

Composite door into a spacious inner hall, feature tiled floor, understairs storage cupboard, upvc double glazed window and central heating radiator.

Lounge:

17'11" x 13'5" (5.48m x 4.11m)

A spacious front facing room, upvc double glazed bay window, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen/diner:

15'1" x 9'4" (4.62m x 2.87m)

Fitted with a range of modern base and wall units, under cupboard lighting, solid wood worktops, one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Integrated fridge/freezer and washing machine, gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Cloakroom:

5'6" x 3'1" (1.70m x 0.96m)

WC, wash hand basin, tiled floor and extractor.

First floor:

Sky lantern.

Bedroom:

16'7" x 10'0" (5.08m x 3.06m)

A spacious front facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

10'0" x 8'8" (3.06m x 2.66m)

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

Bedroom:

12'5" x 7'11" (3.81m x 2.42m)

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

Bathroom:

10'1" x 6'1" (3.08m x 1.87m)

Comprises a modern suite, bath with shower attachment, shower cubicle with plumbed in shower, WC and wash hand basin. Part wall tiled, floor tiled, extractor, stainless steel ladder radiator and sky lantern.

Exterior:

To the front of the property is a block paved forecourt with parking for two cars. To the side of the property is a low maintenance, private fenced garden. Yorkshire stone paving with pebbled borders and a summer house.

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

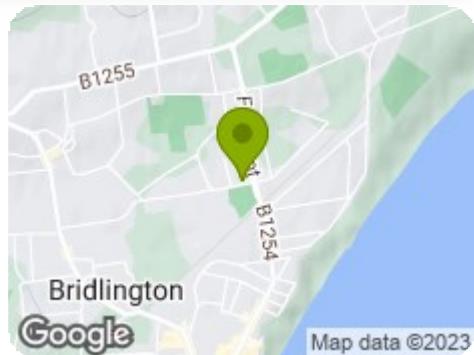
that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. 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



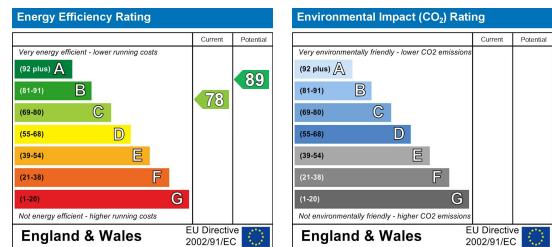
Floor Plan



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.



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