



**33 Queensgate, Bridlington, YO16 7LT**

**Price Guide £163,000**



# 33 Queensgate

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A three bedroom semi-detached house situated on a good size corner plot with extensive parking. Located on the north side of Bridlington, convenient for the array of shops on Queensgate, Dukes Park, schools, college and access to the town centre. Ideal for a first time buyer.

The property comprises: Ground floor: modern kitchen, lounge and dining room. First floor: three double bedrooms and bathroom. Exterior: private driveway and enclosed rear garden. Upvc double glazing and gas central heating.

#### **Entrance:**

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

#### **Kitchen:**

**10'4" x 7'10" (3.17m x 2.39m)**

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, part wall tiled, gas combi boiler and two upvc double glazed windows.

#### **Rear porch:**

**6'10" x 2'10" (2.10m x 0.87m)**

Upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

#### **Lounge:**

**14'5" x 10'5" (4.41m x 3.20m)**

A rear facing room, multi-fuel burning stove, upvc double glazed window and archway into:

#### **Dining room:**

**12'0" x 10'0" (3.66m x 3.06m)**

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

#### **First floor:**

A spacious landing, upvc double glazed window and central heating radiator.

#### **Bedroom:**

**14'2" x 8'10" (4.33m x 2.70m)**

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

#### **Bedroom:**

**10'5" x 9'10" (3.20m x 3.02m)**

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

#### **Bedroom:**

**9'10" x 8'5" (3.00m x 2.59m)**

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

### **Bathroom:**

**8'5" x 5'11" (2.58m x 1.81m)**

Comprises bath, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, two upvc double glazed windows and central heating radiator.

### **Exterior:**

To the front of the property is a good size walled, pebbled garden.

To the side elevation is a private driveway with extensive parking.

### **Garden:**

To the rear of the property is a fenced enclosed garden area.

### **Notes:**

Council tax band: A

### **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.

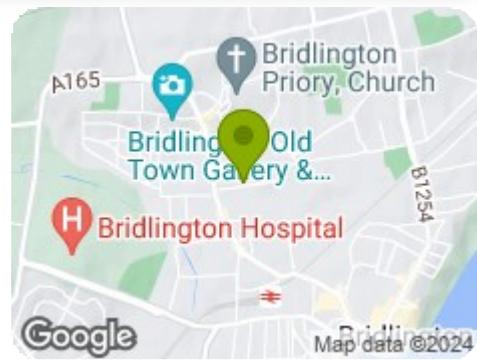
**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the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



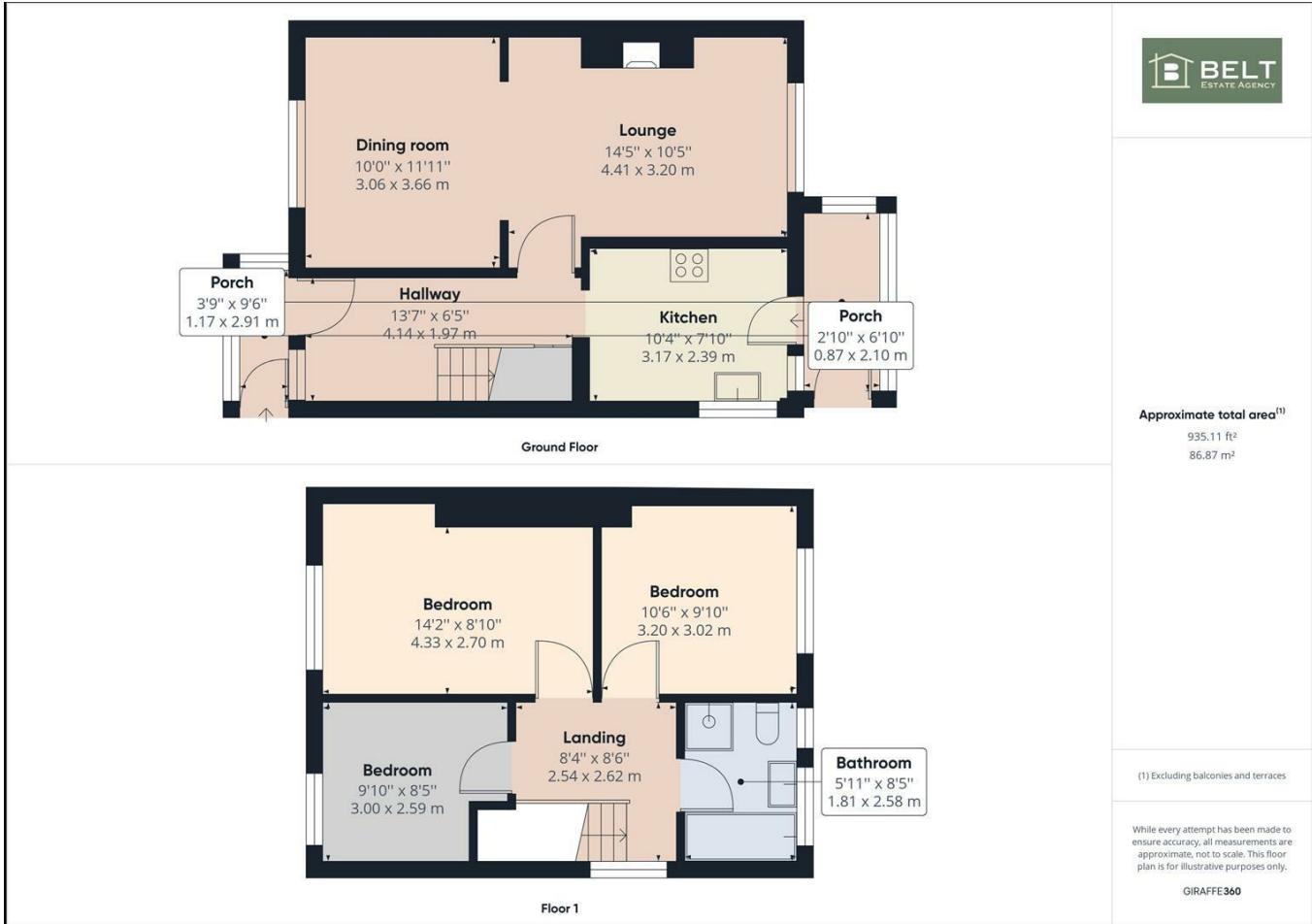
## Road Map

## Hybrid Map

## Terrain Map



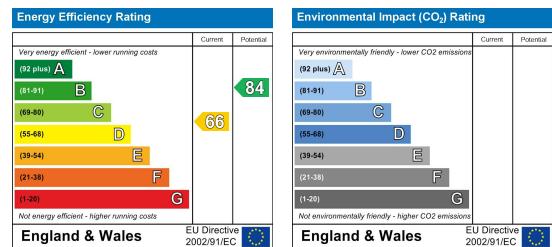
## Floor Plan



## 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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