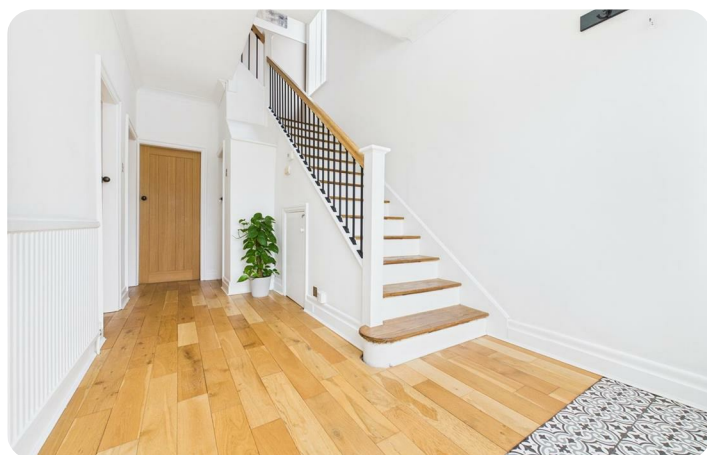




66 St. James Road, Bridlington, YO15 3PQ

Price Guide £264,500



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Welcome to St. James Road in the seaside town of Bridlington, this detached house offers an ideal family home. No chain.

The property has been thoughtfully upgraded by the current owners, ensuring a modern living experience while retaining its classic charm.

The house features two spacious reception rooms and modern kitchen/diner providing ample space for family gatherings and entertaining guests.

The property boasts three well-proportioned bedrooms, making it suitable for families. The bathroom is conveniently located, catering to the needs of the household.

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.

This property is offered with no ongoing chain, making it an attractive option for those looking to move in without delay. Whether you are a growing family or simply seeking a peaceful retreat by the sea, this home on St. James Road is sure to impress. Don't miss the opportunity to make this wonderful property your own.

Entrance:

Upvc door into spacious inner hall, oak flooring, central heating radiator and understairs storage cupboard.

Wc:

Wc, wash hand basin with vanity unit, full wall tiled, floor tiled and upvc double glazed window.

Lounge:

A spacious front facing room, inset log burning stove, oak flooring, upvc double glazed bay window and central heating radiator.

Sitting room:

A rear facing room, fireplace surround, two central heating radiators and double doors into the kitchen/diner.

Kitchen/diner:

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric double oven and hob with stainless steel extractor over. Part wall tiled, integrated dishwasher and washing machine. Gas boiler, space for fridge/freezer, two velux windows, upvc double glazed window, central heating radiator, vertical radiator and two upvc double glazed french doors onto the rear garden.

First floor:

Upvc double glazed window and access to the loft space.

Bedroom:

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

Bedroom:

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

Bedroom:

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

Bathroom:

Comprises a modern suite, free standing bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, floor tiled, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is private parking. To the side elevation is gated access to a shared driveway leading to the garage and rear garden. Water point.

Garden:

To the rear of the property is a private west facing garden. Decked patio area to artificial lawn to paved patio area. A power point and timber built shed.

Garage:

Power and lighting.

Notes:

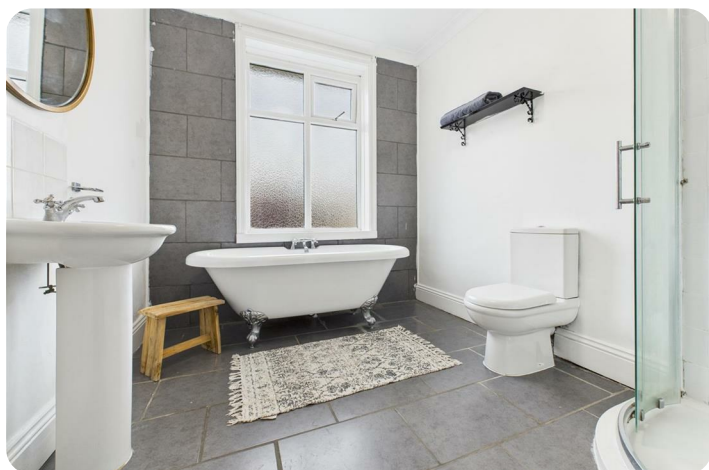
Council tax band D

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:

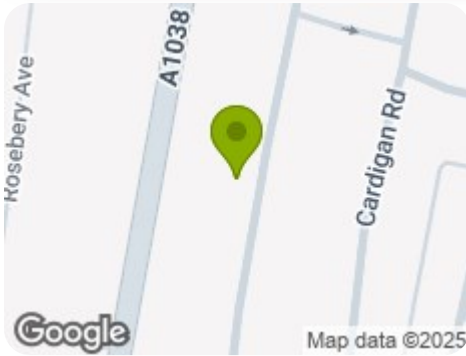
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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.



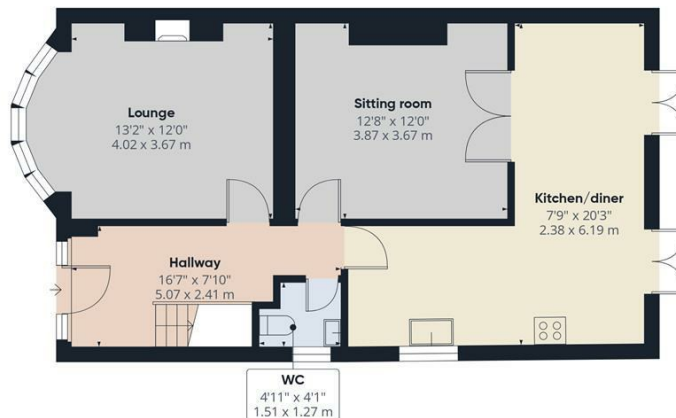
Road Map

Hybrid Map

Terrain Map



Floor Plan



Approximate total area[®]
1206 ft²
112.1 m²

(1) Excluding balconies and terraces

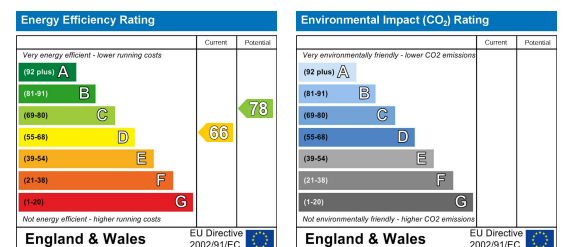
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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