



51 Georgian Way, Bridlington, YO15 3TB

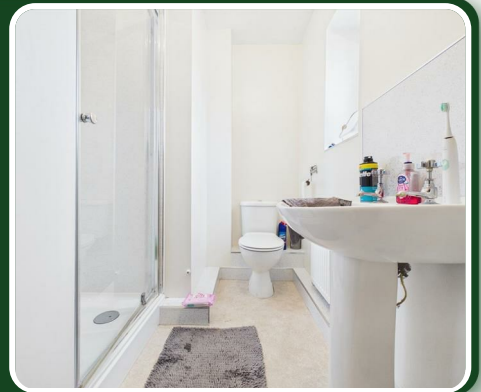
Price Guide £285,000



51 Georgian Way

Bridlington, YO15 3TB

Price Guide £285,000



Welcome to Georgian Way in the coastal town of Bridlington. This detached house presents an ideal family home, boasting generous living space.

The property features two spacious reception rooms, a modern kitchen/diner perfect for both relaxation and entertaining. With four well-proportioned bedrooms and two bathrooms, there is ample room for family life and guests.

The lovely rear garden offers a serene outdoor space, ideal for children to play or for hosting summer barbecues.

The property is ideally situated on the south side of Bridlington, just a short distance from the picturesque south foreshore, where you can enjoy leisurely walks along the beach. For golf enthusiasts, the nearby Belvedere Golf Course offers a fantastic opportunity to indulge in your favourite sport. Families will appreciate the proximity to local schools. Additionally, the main Bridlington/Hull road provides excellent transport links for those commuting or exploring the surrounding areas.

Don't miss your chance to make this house your new home.

Entrance:

Door into spacious inner hall, central heating radiator and understairs storage cupboard.

Wc:

4'10" x 2'9" (1.48m x 0.85m)

Wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and heating radiator.

Office:

9'5" x 8'11" (2.88m x 2.73m)

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

Lounge:

14'7" x 10'3" (4.47m x 3.14m)

A rear facing room, gas fire with marble inset and wood surround. Central heating radiator and upvc double glazed French doors onto the rear garden.

Kitchen:

17'5" x 9'4" (5.32m x 2.86m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven, gas hob with stainless steel extractor over. Plumbing for washing machine, space for fridge/freezer, two upvc double glazed windows and archway into the dining room.

Dining room:

16'1" x 7'10" (4.92m x 2.41m)

A front facing room, two upvc double glazed windows and built in storage cupboard housing gas boiler.

First floor:

Central heating radiator and built in storage cupboard.

Bedroom:

11'8" x 9'1" (3.56m x 2.78m)

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

En-suite:

8'3" x 3'4" (2.54m x 1.04m)

Comprises shower cubicle with plumbed shower, wc, wash hand basin, extractor, upvc double glazed window and central heating radiator.

Bedroom:

13'1" x 8'5" (3.99m x 2.57m)

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

Bedroom:

11'1" x 8'7" (3.38m x 2.64m)

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

Bedroom:

11'6" x 6'7" (3.52m x 2.02m)

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

Bathroom:

7'9" x 6'0" (2.38m x 1.84m)

Comprises a modern suite, bath with plumbed shower over, wc and wash hand basin. Extractor, wall panelling, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a block paved driveway with ample parking.

Garden:

To the rear of the property is a good size fenced garden. Paved patio to lawn, a shed and water point.

Notes:

Council tax band D

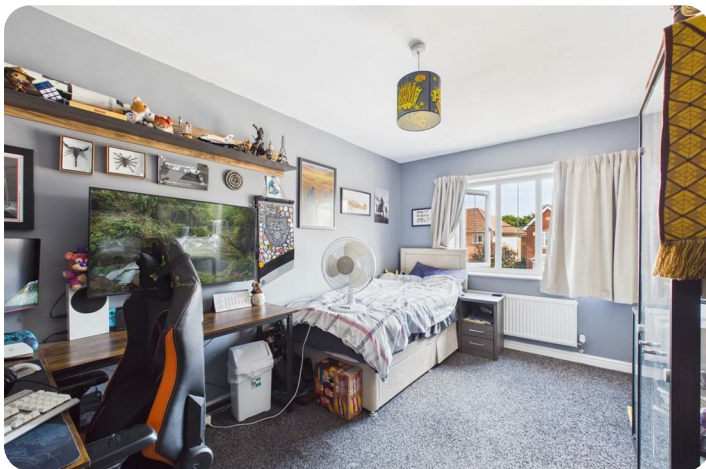
Purchase procedure

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



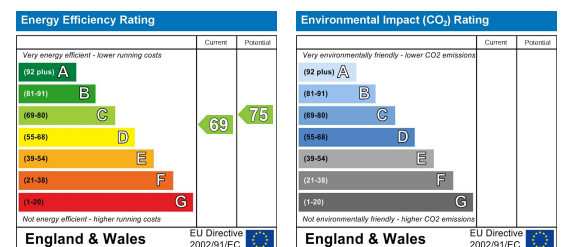
Floor Plan



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.