



## 32 Bessingby Road, Bridlington, YO16 4SG

Price Guide £235,000

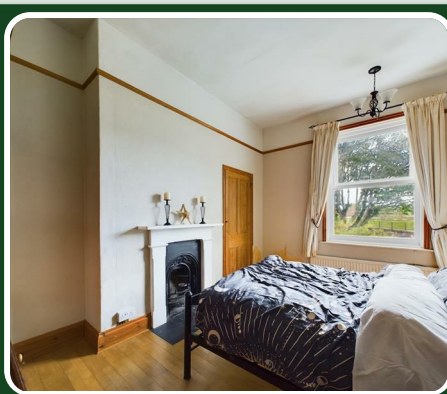




# 32 Bessingby Road

Bridlington, YO16 4SG

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A substantial period property over three floors constructed circa 1898 in this cul-de-sac location just off the main Bessingby Road. Located for easy access to local shops, supermarket, convenient for the south foreshore (approximately 3/4 mile) health centre and railway station. An ideal family home.

The property comprises: Ground floor: lounge, dining room, kitchen and sun room. First floor: bathroom, separate wc and three bedrooms. Second floor: two further bedrooms. Exterior: good size gardens.

### Entrance:

Upvc double glazed door into inner lobby, part wall tiled. Door into inner hall, understairs storage cupboard, single glazed window and central heating radiator.

### Lounge:

15'10" x 14'4" (4.83m x 4.37m)

A front facing room, log burning stove with wood surround, upvc double glazed bay window, central heating radiator and archway into:

### Dining room:

12'5" x 11'6" (3.80m x 3.53m)

A rear facing room, fireplace with cast iron inset and wood surround. Upvc double glazed window and central heating radiator.

### Kitchen:

11'6" x 9'1" (3.51m x 2.77m)

Fitted with a range of base and wall units, sink unit, part wall tiled, built in storage cupboard, gas boiler, upvc double glazed window, single glazed window, central heating radiator and upvc double glazed door into:

### Sun room:

10'9" x 8'9" (3.29m x 2.68m)

Over looking the garden, plumbing for washing machine and quarry tiled floor.

### First floor:

Single glazed window and central heating radiator.

### Bedroom:

13'6" x 10'8" (4.12m x 3.26m)

A front facing double room, fitted wardrobe, period fireplace with cast iron inset and wood surround. Upvc double glazed window and central heating radiator.

### Bedroom:

12'5" x 11'6" (3.79m x 3.53m)

A rear facing double room, period fireplace with cast iron inset and wood surround. Upvc double glazed window and central heating radiator.

### Bedroom:

10'0" x 7'5" (3.05m x 2.28m)

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

### Bathroom:

9'4" x 8'0" (2.85m x 2.45m)

Comprises free standing bath with shower attachment and plumbed in shower above. Wc, wash hand basin, built in storage cupboard, period cast iron fireplace, central heating radiator and single glazed sash window.

**Wc:**

6'0" x 3'2" (1.85m x 0.99m)

Wc, wash hand basin and single glazed window.

**Second floor:****Bedroom:**

17'8" x 13'1" (5.39m x 3.99m)

A front facing double room, upvc double glazed window.

**Bedroom:**

11'5" x 10'10" (3.48m x 3.32m)

A rear facing double room, upvc double glazed window.

**Exterior:**

To the front of the property is a garden area with lawn and hedged borders.

To the rear of the property is a good size fenced enclosed garden. Patio seating area to lawn.

One detached garage, NOTE: access from rear ten foot roadway.

**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



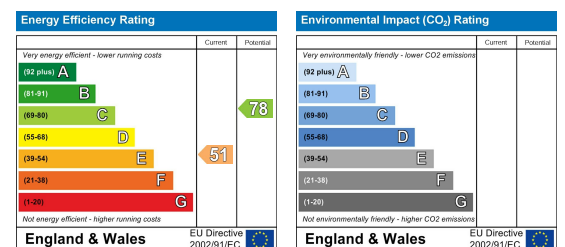
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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