



9 St. Georges Croft, Bridlington, YO16 7RW

Price Guide £170,000



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A well appointed three bedroom mid terraced house over looking the playing field. Located just off Queensgate on a development built by 'Barratt' circa 2008. The property is ideally located for local primary and secondary schools, nursery, east riding college, local shops, Queensgate and Dukes park. Ideal for first time buyer/family.

The property comprises: Ground floor: cloakroom, lounge, kitchen/diner. First floor: three bedrooms, one en-suite and house bathroom. Exterior: enclosed garden and private car parking space. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Door into inner hall, central heating radiator.

Cloakroom:

5'9" x 2'10" (1.76m x 0.87m)

Wc, wash hand basin, extractor, upvc double glazed window and central heating radiator.

Lounge:

17'10" x 15'2" (5.44m x 4.63m)

A front facing room, upvc double glazed window, two central heating radiators and staircase to first floor.

Kitchen/diner:

15'1" x 9'0" (4.61m x 2.76m)

Fitted with a range of base and wall units, sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, gas boiler, understairs storage cupboard,

upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

Built in storage cupboard housing hot water store.

Bedroom:

11'1" x 8'6" (3.64m x 2.60m)

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

En-suite:

8'6" x 4'5" (2.61m x 1.36m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor and central heating radiator.

Bedroom:

10'2" x 8'7" (3.12m x 2.62m)

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

Bedroom:

8'8" x 6'3" (2.65m x 1.91m)

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

Bathroom:

6'3" x 5'6" (1.91m x 1.70m)

Comprises bath with shower attachment, wc and wash hand basin with vanity unit. Part wall tiled, extractor,

shaver socket, upvc double glazed window and central heating radiator.

Exterior:

Garden:

To the rear of the property is a fenced enclosed garden. Decked patio to pebbled and artificial grass. A shed, water point and power point. Gate access to private car parking space.

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



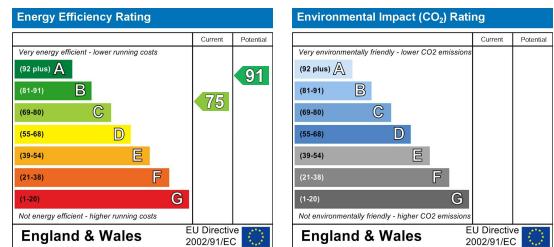
Floor Plan



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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