



**5 St. Jude Grove, Bridlington, YO16 7LE**

**Price Guide £139,950**

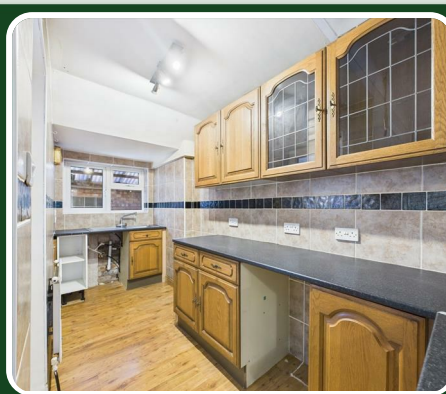
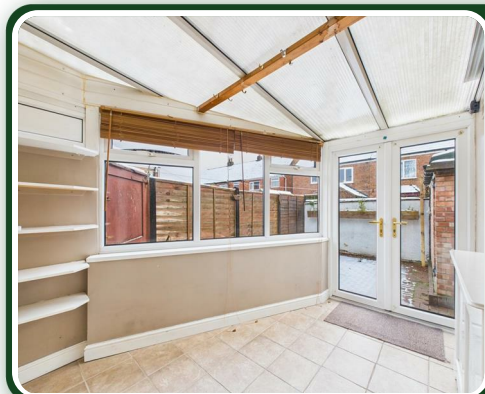




# 5 St. Jude Grove

Bridlington, YO16 7LE

## Price Guide £139,950



Welcome to St. Jude Grove in the coastal town of Bridlington. This semi-detached house presents an excellent opportunity for first-time buyers or investors alike.

The property comprises lounge, dining room, upvc conservatory and kitchen, offering ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide a comfortable space, while the bathroom is conveniently located.

The house is ideally situated just off Church Green, in close proximity to the historic Priory and the Baylegate area, ensuring that local amenities are within easy reach.

Parking is available for one vehicle, adding to the convenience of this lovely home.

There is no ongoing chain, allowing for a smooth and efficient purchasing process.

Do not miss the chance to view this property and contact our office today.

### Entrance:

Upvc double glazed door leads into the lounge.

### Lounge:

13'5" x 9'9" (4.10m x 2.98m)

A front facing room, inset log burning stove in a wood surround, upvc double glazed bay window and two central heating radiators. Archway into the dining room.

### Dining room:

11'9" x 11'7" (3.60m x 3.54m)

A rear facing room, understairs storage cupboard, built in

storage cupboards, two central heating radiators and upvc double glazed french doors into the conservatory.

### Upvc conservatory:

9'6" x 8'0" (2.90m x 2.45m)

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

### Kitchen:

10'6" x 5'0" (3.22m x 1.53m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, full wall tiled, upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

### First floor:

Gas combi boiler and upvc double glazed window.

### Bedroom:

11'8" x 9'0" (3.56m x 2.76m)

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

### Bedroom:

9'10" x 9'1" (3.01m x 2.79m)

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

### Bedroom/office:

7'0" x 5'1" (2.15m x 1.55m)

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

### **Bathroom:**

6'3" x 5'1" (1.92m x 1.56m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

### **Exterior:**

To the front of the property is a private block paved parking area.

### **Garden:**

To the rear of the property is a block paved courtyard and brick built outbuilding with power and lighting.

### **Notes:**

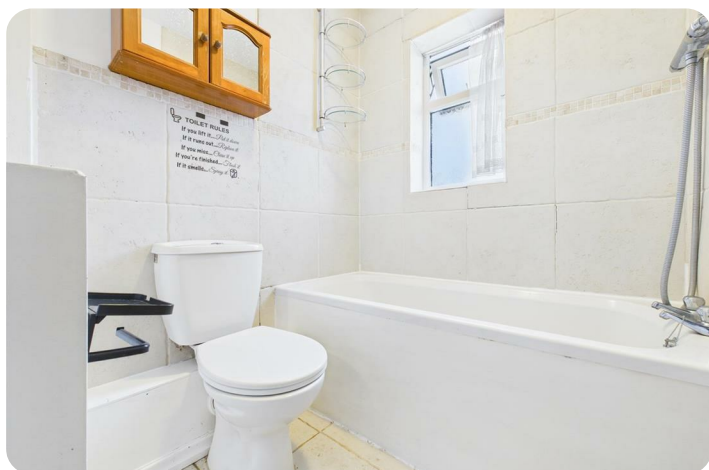
Council tax band A

### **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.



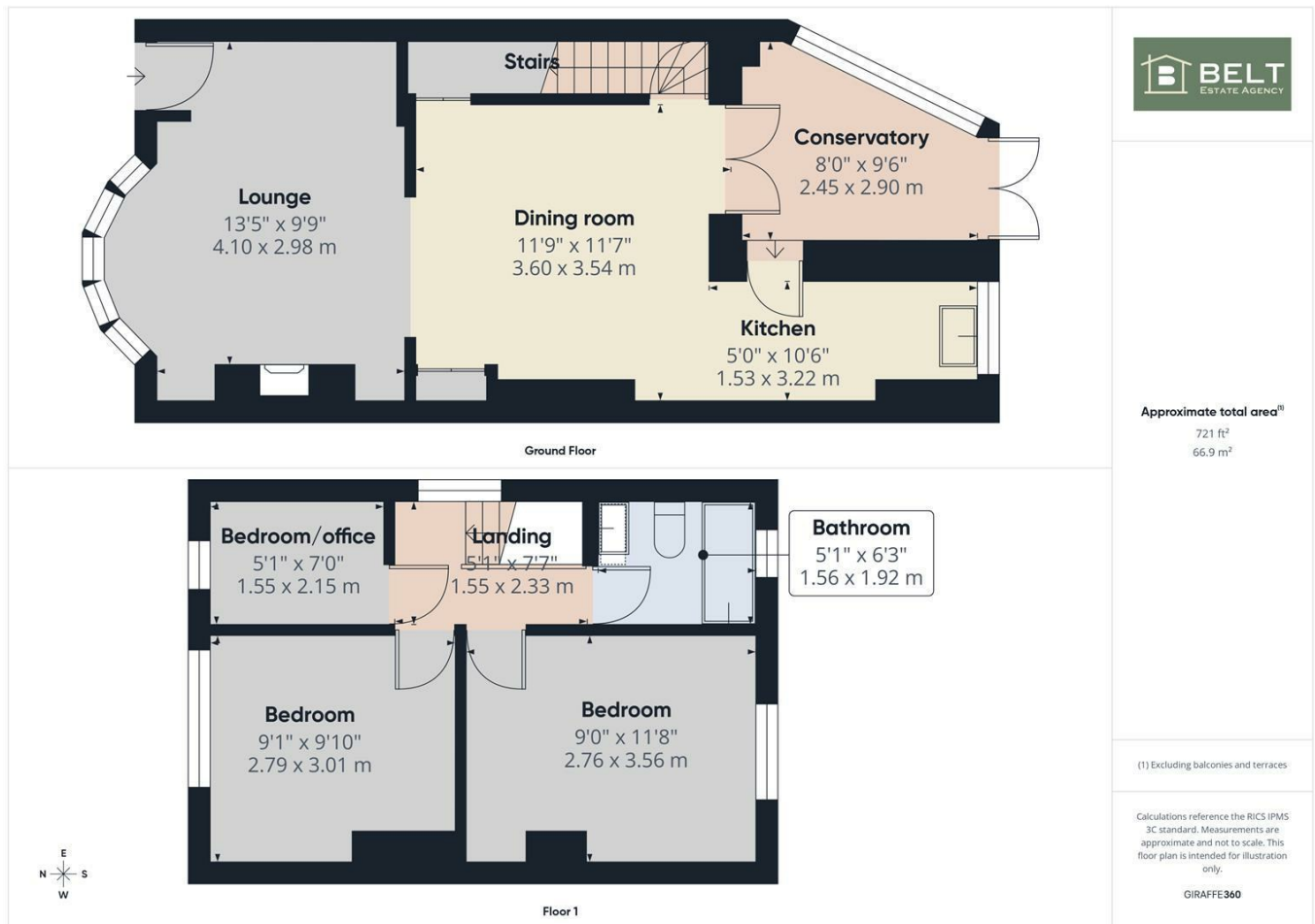
Road Map

Hybrid Map

Terrain Map



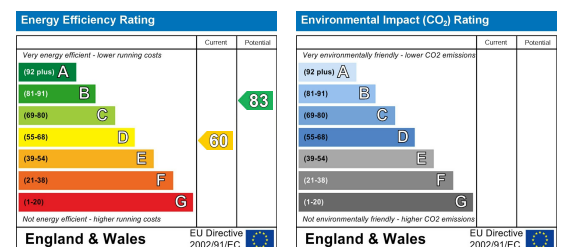
## Floor Plan



## 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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