



75 St. Alban Road, Bridlington, YO16 7SY

Price Guide £189,950



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A modernised three bedroom semi detached house located in a good residential area just off Queensgate. Close to local shops, bus routes and amenities. As well as primary, secondary schools, nursery and college. Approximately half a mile away from the North beach.

The property comprises: Ground floor: lounge, modern kitchen and dining room. First floor: three bedrooms and modern bathroom. Exterior: private driveway for parking and south facing rear garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard, central heating radiator and upvc double glazed window.

Lounge:

13'8" x 11'3" (4.17m x 3.44m)

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

Kitchen:

14'6" x 6'4" (4.43m x 1.95m)

Fitted with a range of modern base and wall units, one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer, two upvc double glazed windows and central heating radiator. Archway into:

Dining room:

10'8" x 10'4" (3.27m x 3.17m)

A rear facing room, central heating radiator and upvc double glazed french doors onto the rear garden.

First floor:

Upvc double glazed window.

Bedroom:

13'10" x 10'5" (4.22m x 3.19m)

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

Bedroom:

10'8" x 10'5" (3.26m x 3.18m)

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

Bedroom:

7'5" x 6'5" (2.27m x 1.98m)

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

Bathroom:

7'4" x 6'5" (2.24m x 1.96m)

Comprises a modern suite, bath with plumbed in shower above and shower attachment. Wc, wash hand basin, full wall tiled, extractor, two upvc double glazed windows and stainless steel ladder radiator.

Exterior:

To the front of the property is a walled garden area with lawn. To the side of the property is a private pebbled driveway for parking.

Garden:

To the rear of the property is a south facing fenced garden. Paved patio to lawn with borders of shrubs and bushes. Timber built summer house with power and lighting. Timber built shed.

Notes:

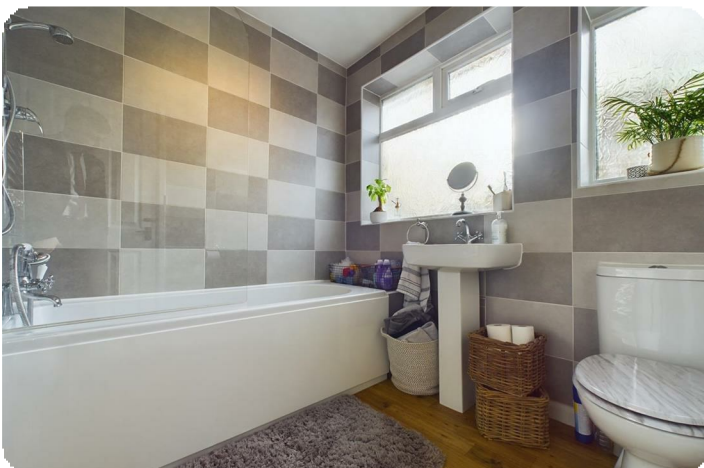
Council tax band: B

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



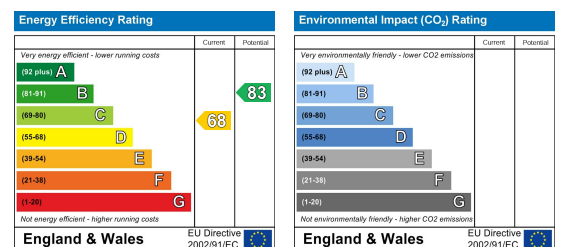
Floor Plan



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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