



19 George Street, Bridlington, YO15 3PS

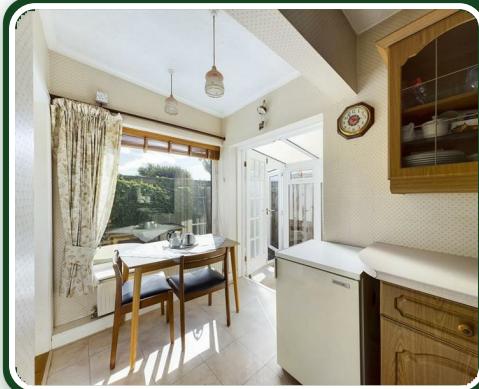
Offers Around £279,950



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A spacious three/four bedroom detached dormer bungalow situated on a good size corner plot in a prime location on the south side of Bridlington. The property is convenient for local schools, Bridlington Golf Club & access to the main Bridlington to Hull Road, this property is also within approximately half a mile of the South foreshore. Ideal for retirement or family.

The property comprises: Ground floor: spacious entrance hall, lounge, kitchen/diner, conservatory, bathroom, two double bedrooms and dining room which could be used as a further bedroom. First floor: a double bedroom with en-suite bathroom. Exterior: gardens to the front, side and rear of the property, twin driveway and garage. UPVC double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into a spacious hall, understairs storage cupboard, two central heating radiators and staircase to first floor.

Lounge:

13'5" x 12'11" (4.11m x 3.96m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Kitchen/diner:

19'6" x 8'9" (5.96m x 2.69m)

A rear facing room fitted with a range of base and wall units, one and a half sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine and dishwasher. Part wall tiled, two upvc double glazed windows, central heating radiator and double doors into:

Upvc conservatory:

9'8" x 4'11" (2.96m x 1.52m)

Over looking the rear patio garden.

Bedroom one:

13'5" x 11'8" (4.10m x 3.57m)

A spacious front facing double room, upvc double glazed bay window, fitted wardrobes and drawers, central heating radiator.

Bedroom two:

10'0" x 9'6" (3.07m x 2.90m)

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

Dining room/ bedroom four:

14'0" x 11'8" (4.28m x 3.56m)

A spacious front facing room currently used as a dining room, fire place with tiled inset and wood surround. Upvc double glazed bay window, upvc double glazed window and central heating radiator.

Bathroom:

8'6" x 6'0" (2.61m x 1.85m)

Comprises bath, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, built in storage cupboard, two upvc double glazed windows and central heating radiator.

First floor:

Built in storage cupboard with access to the eaves for storage.

Bedroom three:

14'7" x 11'2" (4.47m x 3.41m)

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

En-suite:

8'7" x 4'5" (2.62m x 1.35m)

Comprises bath, wc, wash hand basin, shower socket and towel rail.

Exterior:

To the front and side of the property are gardens with lawn and well established borders of shrubs and bushes. Private driveway to the front of the property for parking and rear private driveway for parking leading to the garage.

To the rear of the property is a fenced enclosed patio garden, paved with borders of shrubs and bushes.

Garage:

15'8" x 9'3" (4.78m x 2.82m)

Up and over door, power points.

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.

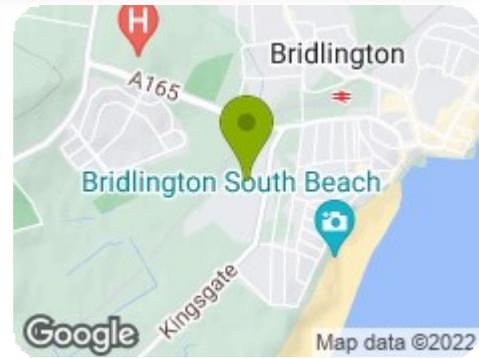
PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



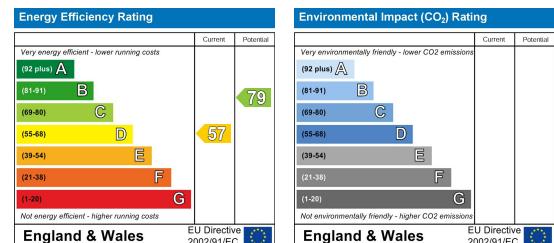
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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