



171 Queensgate, Bridlington, YO16 7JE

Price Guide £320,000



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Welcome to Queensgate in the coastal town of Bridlington. This semi-detached house presents an exceptional opportunity for families seeking a modern yet traditional home.

With four generously sized bedrooms and three well-appointed bathrooms, this property is designed to accommodate the needs of a growing family comfortably. The property also features two inviting reception rooms with ample space for relaxation and entertaining. The current owners have thoughtfully modernised the home, ensuring it meets contemporary standards while retaining its traditional charm. The deceptively spacious layout allows for a seamless flow throughout the property.

Situated directly opposite Queensgate Park with close proximity to local schools, the college, shops, and recreational grounds. Convenient access to the North foreshore perfect for those who enjoy coastal walks and beach days.

With no ongoing chain, this property is ready for you to move in and make it your own.

A viewing is essential to fully appreciate the generous space and modern comforts this home has to offer.

Entrance:

Upvc double glazed door into outer porch, tiled floor. Door into a spacious inner hall, understairs storage cupboard and central heating radiator.

Lounge:

14'1" x 13'6" (4.31m x 4.12m)

A front facing room, gas fire with a marble surround, upvc double glazed bay window and central heating radiator.

Dining/sitting room:

20'2" x 12'7" (6.15m x 3.85m)

A rear facing room, upvc double glazed bay window, two upvc double glazed windows and two central heating radiators.

Kitchen:

12'9" x 8'11" (3.89m x 2.72m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled,

plumbing for washing machine and dishwasher. Two upvc double glazed windows, central heating radiator and upvc double glazed door to the side elevation.

Cloaks cupboard:

3'7" x 3'6" (1.10m x 1.08m)

A useful cloaks cupboard.

Wc:

5'3" x 3'6" (1.62m x 1.09m)

Wc, wash hand basin, part wall tiled and upvc double glazed window.

First floor:

A spacious landing, central heating radiator.

Bedroom:

13'11" x 12'2" (4.25m x 3.72m)

A front facing double room, built in modern wardrobes, upvc double glazed window and central heating radiator.

En-suite:

8'1" x 3'10" (2.47m x 1.18m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor and chrome ladder radiator.

Bedroom:

14'6" x 8'11" (4.42m x 2.72m)

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

En-suite:

5'8" x 5'5" (1.75m x 1.67m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window, chrome ladder radiator and built in storage cupboard housing hot water store.

Bedroom:

12'4" x 10'8" (3.78m x 3.27m)

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

Bedroom:

7'6" x 6'4" (2.31m x 1.95m)

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

Bathroom:

7'0" x 5'6" (2.14m x 1.68m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin with vanity. Full wall tiled, floor tiled, shaver socket, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a walled blocked paved garden area with borders of shrubs and bushes.

To the side elevation is a private block paved driveway for parking leading to the garage.

Garden:

To the rear of the property is a beautiful established garden, patio to lawn with well stocked borders of shrubs and bushes. A timber built shed and summer house.

Garage:

Up and over door.

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



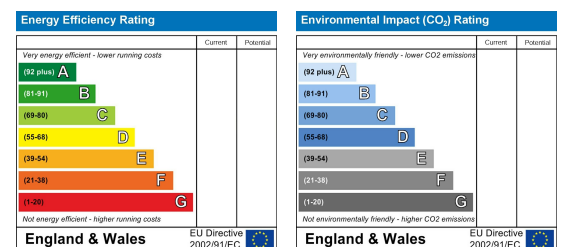
Floor Plan



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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