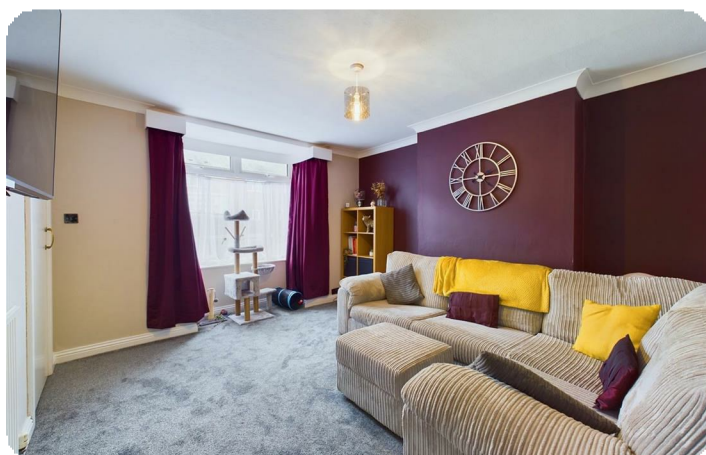




37 St. Cuthbert Road, Bridlington, YO16 7SR

Price Guide £160,000



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£5000 allowance towards deposit.

Welcome to St. Cuthbert Road in Bridlington, a well-presented three bedroom semi-detached house ideal for first-time buyers or families seeking a comfortable home. Situated just off Queensgate, residents will benefit from being close to local schools and colleges, making it an ideal choice for families. Additionally, the town centre is within easy reach, offering a variety of shops, restaurants, and amenities.

The property comprises: Ground floor: lounge, dining room and modern kitchen. First floor: three bedrooms and bathroom. Exterior: gardens, garage and private parking. Upvc double glazing and gas central heating.

Entrance:

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

Lounge:

12'9" x 11'11" (3.91m x 3.64m)

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

Kitchen:

7'3" x 6'2" (2.21m x 1.89m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven, gas hob with extractor over. Part wall tiled, integrated fridge, plumbing for washing machine and two upvc double glazed windows.

Dining room:

10'5" x 10'1" (3.20m x 3.08m)

A rear facing room, understairs storage cupboard housing gas combi boiler, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

Upvc double glazed window.

Bedroom:

12'11" x 8'11" (3.94m x 2.73m)

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

Bedroom:

10'6" x 7'5" (3.21m x 2.27m)

A rear facing double room, built in wardrobes, upvc double glazed window, central heating radiator and access to boarded loft room by drop down ladder.

Bedroom:

8'7" x 5'10" (2.64m x 1.80m)

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

Bathroom:

5'10" x 5'9" (1.80m x 1.77m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is private parking.

Garden:

To the rear of the property is a fenced enclosed garden, patio to lawn.

Garage:

Brick built garage, double opening doors.

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



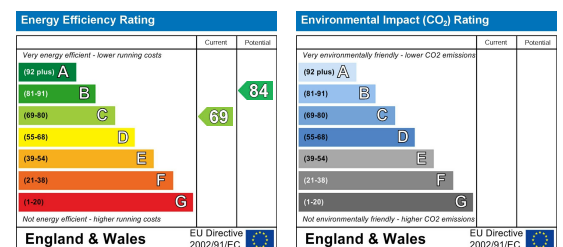
Floor Plan



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.