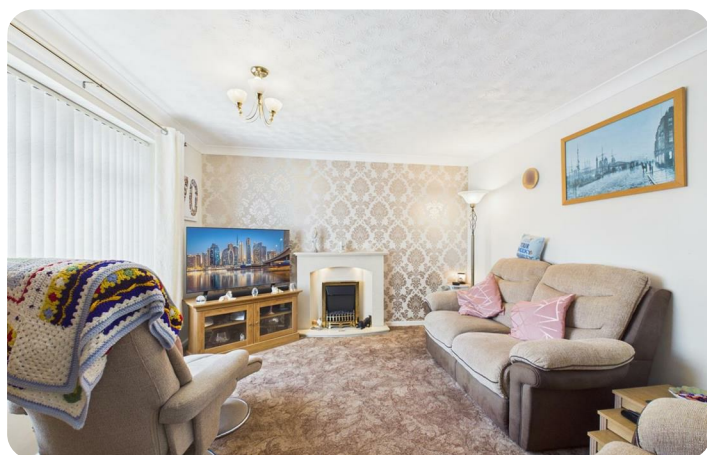




13 Auburn Walk, Bridlington, YO16 7PW

Price Guide £150,000



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Welcome to this terraced house located on Auburn Walk in the seaside town of Bridlington. This property is an ideal choice for first-time buyers and families.

The house features a modern kitchen/diner, a spacious reception room plus a conservatory, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for family living or for creating a home office. The property also includes a modern bathroom, ensuring that all your daily needs are met with ease.

Situated within the New Pasture Lane development, just off Scarborough Road. It is conveniently close to a primary school, making it an excellent choice for families with young children. Additionally, the Bridlington old town is just a short distance away, offering a variety of shops, cafes, and local amenities to explore. For those who rely on public transport, bus service routes are easily accessible. Don't miss your chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into spacious inner hall, three built in storage cupboards, central heating radiator and upvc double glazed door into the conservatory.

Wc:

5'5" x 2'8" (1.67m x 0.83m)

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

Lounge:

13'4" x 11'7" (4.08m x 3.55m)

A front facing room, electric fire in a modern surround, upvc double glazed window and central heating radiator.

Kitchen/diner:

13'3" x 11'4" (4.05m x 3.47m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, space for fridge/freezer, plumbing for washing machine and dishwasher. Upvc double glazed window and central heating radiator.

Upvc conservatory:

9'6" x 7'6" (2.91m x 2.29m)

Over looking the garden, french doors.

First floor:

Two built in storage cupboards, one housing gas combi boiler and access to boarded loft space.

Bedroom:

11'8" x 10'0" (3.56m x 3.07m)

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

Bedroom:

11'6" x 10'5" (3.52m x 3.20m)

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

Bedroom:

8'11" x 8'10" (2.74m x 2.70m)

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

Bathroom:

6'5" x 5'6" (1.97m x 1.68m)

Comprises a modern suite, bath with plumbed shower over, wc and wash hand basin with vanity. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a fenced garden, pebbled area with borders of hedges.

Garden:

To the rear of the property is a fenced garden, featuring a decked patio leading to artificial lawn. Further benefits include a timber built garden shed, brick built outbuilding and water point.

Notes:

Council tax band: A

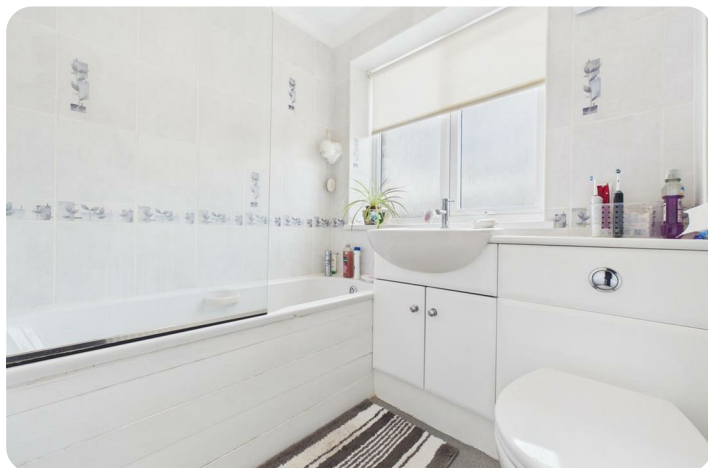
Purchase Procedure:

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



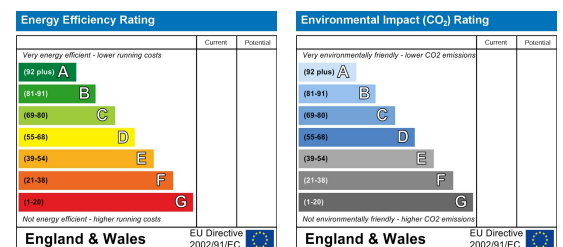
Floor Plan



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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