



BELT
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62 Queensgate, Bridlington, YO16 7LN

Price Guide £180,000



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A three bedroom semi-detached house which has been extensively modernised by the current owners. Situated in a good residential location on the north side of Bridlington. Convenient for the array of shops on Queensgate, Dukes Park, schools, college, a short distance to the north beach, cliff top walks and access to the town centre.

The property comprises: Ground floor: lounge and modern kitchen/diner. First floor: three bedrooms and modern bathroom. Exterior: shared driveway, garage and enclosed south facing garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double doors into the outer porch. Upvc double glazed door into inner hall, two built in storage cupboards, one housing gas combi boiler (fitted in 2022) and central heating radiator.

Lounge:

13'3" x 10'8" (4.05m x 3.26m)

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

Kitchen/diner:

16'5" x 14'0" (5.02m x 4.28m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, induction hob and under cupboard lighting. Plumbing for washing machine, integrated fridge/freezer, two upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

Upvc double glazed window, built in storage cupboard.

Bedroom:

13'9" x 10'2" (4.20m x 3.11m)

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

Bedroom:

10'11" x 9'10" (3.33m x 3.00m)

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

Bedroom:

8'4" x 5'10" (2.56m x 1.78m)

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

Bathroom:

7'5" x 6'4" (2.28m x 1.95m)

Comprises and modern suite, "P" shaped bath with plumbed in shower above, wc and wash hand basin. Wall panelling, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To th front of the property is a forecourt for parking, To the side of the property shared driveway leading to the garage.

Garden:

To the rear of the property is a low maintenance south facing garden which is paved.

Garage:

Up and over door, power and lighting.

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



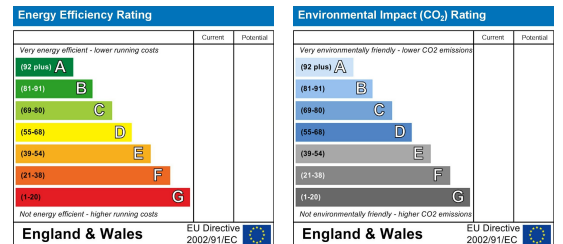
Floor Plan



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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