



12 St. Anthony Road, Bridlington, YO16 7SU

Price Guide £245,000



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Welcome to St. Anthony Road in the coastal town of Bridlington, this detached house presents an exceptional opportunity for families seeking a modern home.

The property boasts a good size reception room, perfect for both relaxation, alongside three bedrooms that provide ample space for family living.

The heart of the home is undoubtedly the spacious kitchen-diner, which flows seamlessly into a stunning orangery extension, creating a bright and airy atmosphere ideal for family gatherings or casual dining. The property has been thoughtfully modernised throughout by the current owner, ensuring a contemporary feel.

Parking is a breeze with space for up to three vehicles, a valuable asset in this location.

Conveniently situated just off Queensgate, providing easy access to local shops, bus routes, and a variety of amenities. The proximity to primary and secondary schools, a nursery, and a college makes it an ideal choice for those with children.

The beautiful North Beach is merely half a mile away, offering a perfect escape for leisurely walks and seaside activities.

Don't miss the chance to make this wonderful house your new home in Bridlington.

Entrance:

Upvc double glazed door into inner hall. central heating radiator.

Lounge:

15'2" x 11'3" (4.63m x 3.44m)

A front facing room, inset multi fuel burning stove, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

17'5" x 9'10" (5.31m x 3.01m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor over. Understairs storage cupboard, integrated dishwasher, two upvc double glazed windows, vertical radiator and upvc double glazed french doors into the orangery.

Utility:

5'7" x 4'10" (1.71m x 1.48m)

Plumbing for washing machine, space for a tumble dryer and door to the front elevation.

Orangery:

15'0" x 13'1" (4.58m x 4.01m)

Sky lantern, three upvc double glazed windows, vertical radiator and upvc double glazed french doors onto the garden.

First floor:

Upvc double glazed window.

Bedroom:

14'0" x 11'0" (4.27m x 3.37m)

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

Bedroom:

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

A side facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

7'1" x 5'10" (2.16m x 1.79m)

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

Bathroom:

7'6" x 5'10" (2.30m x 1.79m)

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

Exterior:

To the front of the property is a slate and paved parking area for 3 cars.

Garden:

To the rear of the property is a fenced private garden. Large decked patio with covered gazebo, paving, artificial lawn, flower bed and a timber built shed.

Notes:

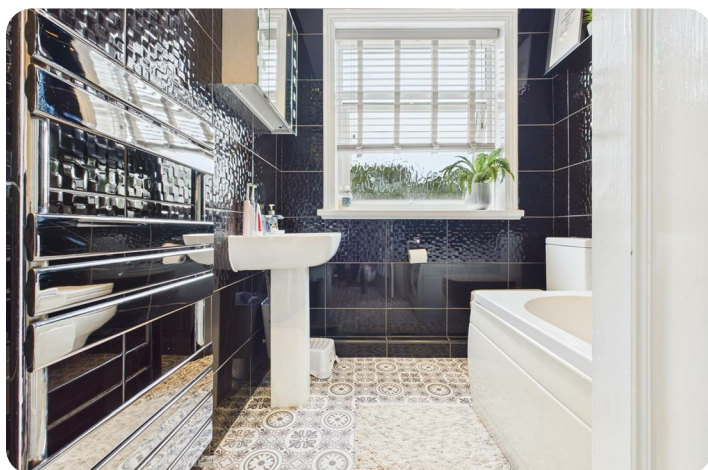
Council tax band C

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



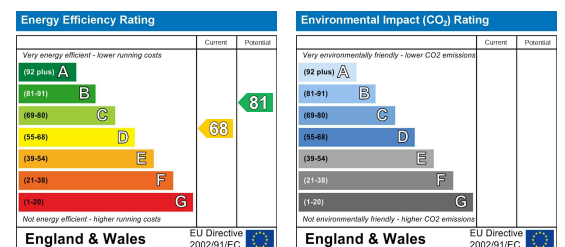
Floor Plan



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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