



**15 Railway Walk, Bridlington, YO16 4LG**

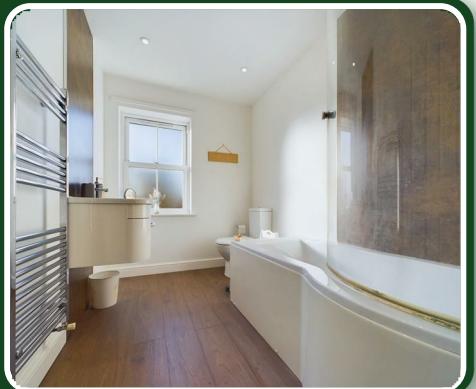
**Price Guide £169,950**



# 15 Railway Walk

Bridlington, YO16 4LG

**Price Guide £169,950**



Welcome to Railway Walk, Bridlington - a charming location that could be the perfect setting for your new home! This modern three-bedroom mid-terrace house, built in 2015, offers a comfortable and convenient lifestyle.

Located close to the town centre, railway station, local schools, shops, and Dukes Park, this property offers easy access to all the amenities you could need. Plus, with parking available for one vehicle, you won't have to worry about finding a spot after a long day out.

An ideal low maintenance property for a first time buyer. Must be viewed to appreciate what's on offer.

The property comprises: Ground floor: spacious lounge, modern kitchen/diner and wc. First floor: Modern bathroom and three bedrooms. Exterior: rear garden and a private parking space. Upvc double glazing and gas central heating radiator.

Don't miss out on the opportunity to make this property your own, contact our office to arrange a viewing.

#### **Entrance:**

Composite door into inner hall, central heating radiator.

#### **Lounge:**

14'2" x 12'0" (4.33m x 3.66m)

A spacious front facing room, understairs storage cupboard, upvc sash window, central heating radiator and double doors into:

#### **Kitchen/diner:**

15'3" x 13'9" (4.65m x 4.20m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Gas combi boiler, plumbing for washing machine, upvc sash window, central heating radiator and composite door onto the rear garden.

#### **Wc:**

5'7" x 2'10" (1.72m x 0.88m)

Wc, wash hand basin with vanity unit, extractor and central heating radiator.

#### **First floor:**

Built in storage cupboard, central heating radiator.

#### **Bedroom:**

14'1" x 8'8" (4.31m x 2.66m)

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

#### **Bedroom:**

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

#### **Bedroom:**

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

### **Bathroom:**

**9'0" x 6'2" (2.76m x 1.90m)**

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin with vanity unit. Extractor, wall panelling, upvc sash window and chrome ladder radiator.

### **Garden:**

To the rear of the property is a low maintenance fenced enclosed garden, mainly paved and pebbled. Gated access to one allocated parking space.

### **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



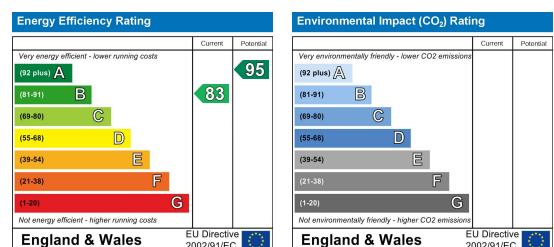
## Floor Plan



## 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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