



14 Kingsgate, Bridlington, YO15 3PU

Price Guide £450,000



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A deceptively spacious three bedroom detached house which has been extensively upgraded by the current owner with contemporary kitchen/dining/living to the rear of the property and large private garden. Located in this prime location on the south side of Bridlington. The property is convenient for local schools, Bridlington golf course and the A165 (the main Bridlington to Beverley/Hull road). An ideal family home.

The property comprises: Ground floor: spacious lounge, spacious dining room, modern kitchen/dining/living, utility and modern shower room. First floor: three spacious double rooms, modern bathroom and modern en-suite. Exterior: block paved forecourt with ample parking, good size enclosed private garden with feature raised patio area. Upvc double glazing and gas central heating. Must be viewed to appreciate whats on offer.

Entrance:

Door into a spacious hall, parquet flooring, understairs storage cupboard and central heating radiator.

Lounge:

17'6" x 12'6" (5.35m x 3.82m)

A spacious rear facing room, log burning stove, modern vertical radiator and upvc bay with french doors onto the garden.

Dining room:

18'8" x 13'10" (5.70m x 4.22m)

A spacious front facing room, log burning stove, upvc double glazed bay window and two central heating radiators.

Kitchen/ Dining

11'10" x 9'4" & 19'10" x 11'9" (3.62m x 2.87m & 6.05m x 3.59m)

L - shaped Kitchen fitted with a range of modern base and wall units, one and a half sink unit, two electric ovens, gas hob with stainless steel extractor over. Gas combi boiler, plumbing for dishwasher, drinks cooler, space for a fridge/freezer, upvc double

glazed window and modern vertical radiator.

Modern vertical radiator and upvc double glazed french doors onto the garden.

Utility:

7'1" x 6'11" (2.18m x 2.13m)

Fitted with base and wall units, tiled floor, plumbing for washing machine, space for a tumble dryer and fridge freezer. Upvc double glazed window and ladder radiator.

Shower room:

7'2" x 3'11" (2.19m x 1.21m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, feature glass block window and stainless steel ladder radiator.

First floor:

A spacious landing, upvc double glazed window.

Bedroom:

15'10" x 13'10" (4.85m x 4.23m)

A spacious front facing double room, built in modern wardrobes and drawers. Upvc double glazed window and central heating radiator. Archway into:

En-suite:

6'9" x 5'11" (2.06m x 1.81m)

Comprises a modern suite, shower cubicle with plumbed in shower and wash hand basin with vanity unit. Full wall tiled, floor tiled, ladder radiator and two deep built in storage cupboards.

Bedroom:

15'10" x 12'7" (4.84m x 3.84m)

A spacious rear facing double room, fitted wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

11'11" x 9'7" (3.64m x 2.93m)

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

Bathroom:

9'10" x 9'1" (3.00m x 2.77m)

Comprises a modern suite, free standing roll top bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, two upvc double glazed windows and stainless steel ladder radiator.

Exterior:

To the front of the property is a enclosed block paved parking area with ample parking.

Garden:

To the rear of the property is a good size enclosed private garden. Feature raised decked and paved patio with glass balustrade to mainly paved with well established borders and flower beds.

Garage:

Roller door, power and lighting.

Notes:

Council tax band: E

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.



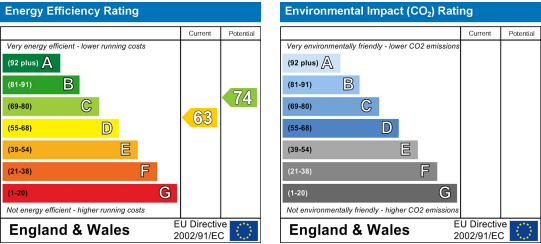
Floor Plan



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.