



**27 Teal Garth, Bridlington, YO15 3LJ**

**Price Guide £175,000**

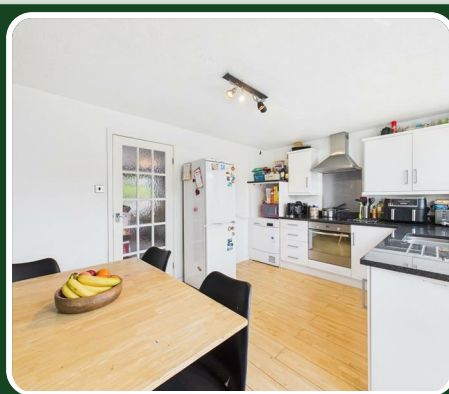




# 27 Teal Garth

Bridlington, YO15 3LJ

## Price Guide £175,000



Welcome to the residential area of Teal Garth, Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers.

The property comprises two well-proportioned bedrooms, a modern bathroom, a comfortable reception room and a modern kitchen/diner.

One of the standout features of this home is the generous south-facing rear garden, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Parking is a breeze with a good size driveway.

The property is situated just off Kingsgate on the south side of Bridlington, providing a peaceful environment while remaining close to essential amenities. It is approximately a quarter of a mile from the Bridlington Golf Course, ideal for golf enthusiasts, and only half a mile from the beautiful seafront, where you can enjoy leisurely walks along the coast. Also close by are local schools, shops and bus routes.

The property is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away.

With its combination of comfort, convenience, and a lovely garden, this semi-detached house in Teal Garth is a fantastic choice. Don't miss the chance to make this property your own.

### Entrance:

Upvc double glazed door into inner hall. oak flooring and central heating radiator.

### Lounge:

14'11" x 9'10" (4.55m x 3.01m)

A front facing room, modern wall mounted electric fire, understairs storage cupboard, oak flooring, upvc double glazed window and central heating radiator.

### Kitchen/diner:

13'3" x 9'7" (4.04m x 2.94m)

Fitted with a range of modern base and wall units, granite worktops, inset stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Oak flooring, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

### First floor:

Access to a part boarded loft space by drop down ladder with gas combi boiler fitted 2022.

### Bedroom:

13'1" x 10'6" (4.01m x 3.22m)

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

### Bedroom:

10'0" x 7'8" (3.06m x 2.34m)

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

### **Bathroom:**

6'11" x 6'1" (2.12m x 1.86m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, floor tiled, upvc double glazed window and chrome ladder radiator.

### **Exterior:**

To the front of the property is a open plan garden with slate.

To the side elevation is a private paved driveway with ample parking and gated side access to the rear garden.

### **Garden:**

To the rear of the property is a good size south facing private garden. Lawn, paving, decking with borders of shrubs and bushes. Timber built shed, timber built summer house and a water point.

### **Notes:**

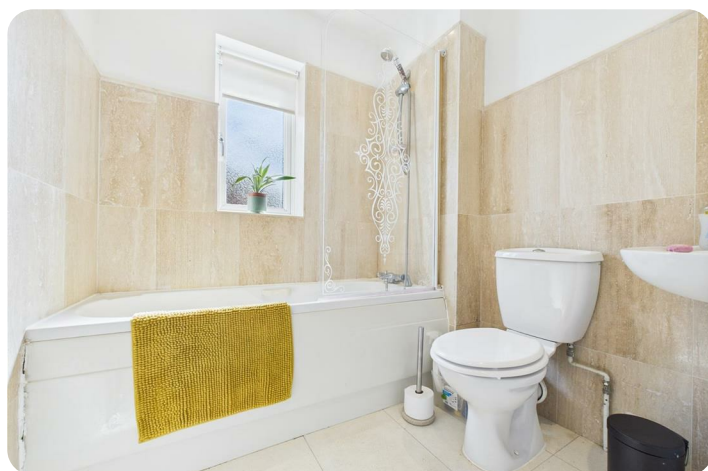
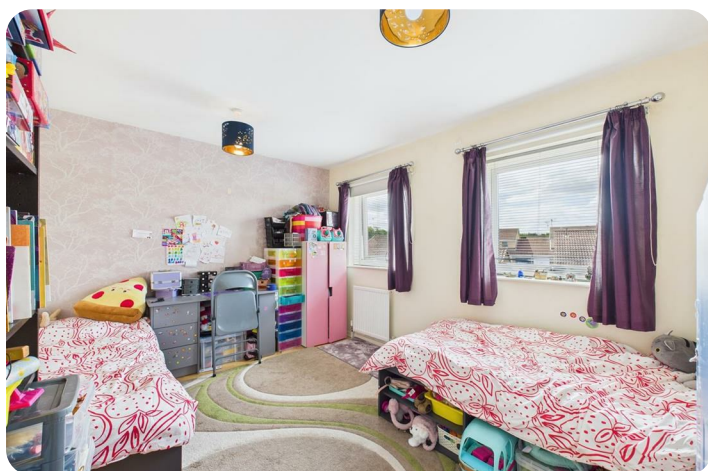
Council tax band: C

### **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.





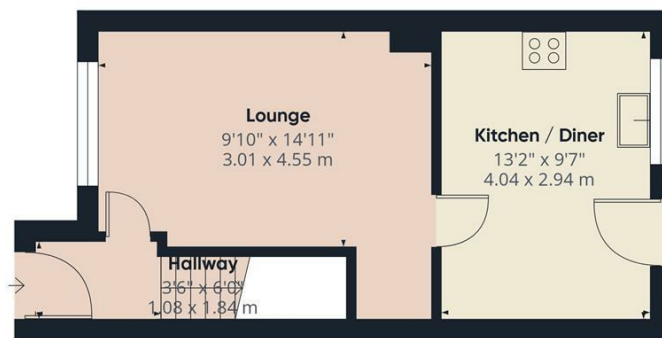
Road Map

Hybrid Map

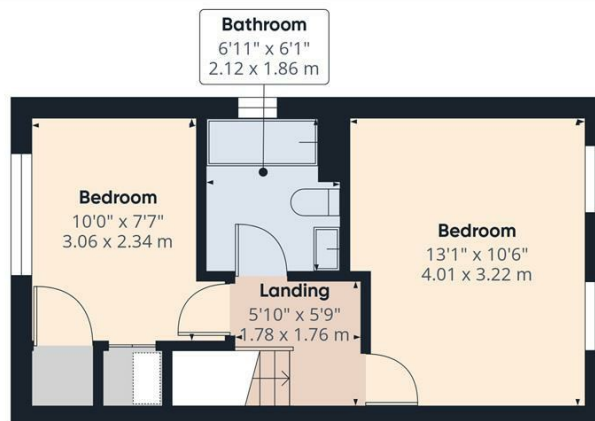
Terrain Map



## Floor Plan



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
627 ft<sup>2</sup>  
58.3 m<sup>2</sup>

(1) Excluding balconies and terraces

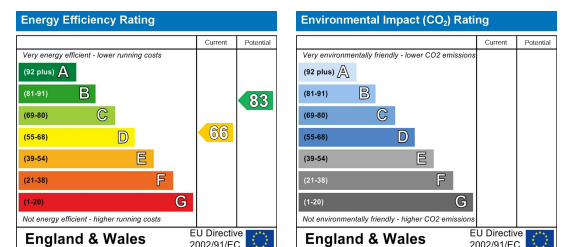
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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



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