



10 St. Oswald Road, Bridlington, YO16 7SD

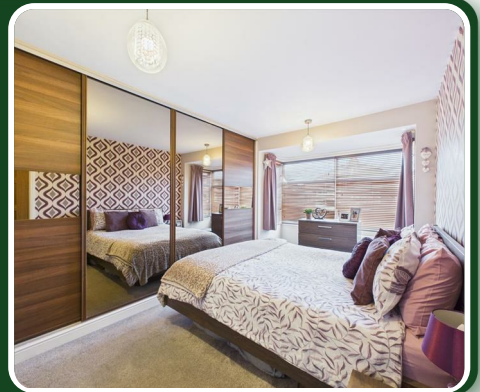
Price Guide £215,000



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Bridlington, YO16 7SD

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Welcome to St. Oswald Road in the coastal town of Bridlington. This semi-detached house presents an excellent opportunity for first-time buyers or families seeking a comfortable home.

The property features a reception room perfect for relaxation. A modern kitchen that seamlessly connects to the dining area, providing a lovely view of the garden, making it an ideal spot for family meals or gatherings with friends. Three bedrooms and a contemporary bathroom that adds to the appeal.

Situated in a popular residential location just off Fortyfoot and Queensgate, this home benefits from its proximity to Queensgate Park. The north foreshore and town centre are conveniently located approximately half a mile away, offering easy access to local shops, cafes, and amenities. Additionally, the property is close to schools and the college, making it an excellent choice for families with children.

Don't miss the chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and understairs storage cupboard housing gas combi boiler.

Lounge:

14'2" x 11'1" (4.33m x 3.38m)

A front facing room, modern electric wall mounted fire, upvc double glazed bay window and central heating radiator.

Kitchen:

15'10" x 5'8" (4.85m x 1.74m)

Fitted with a range of modern base and wall units, one and a half sink unit, electric oven and hob with extractor over. Integrated microwave, fridge, freezer and washing machine. Two upvc double glazed windows and column radiator.

Dining room:

12'2" x 10'7" (3.72m x 3.23m)

Over looking the garden, central heating radiator and upvc double glazed french doors.

First floor:

Upvc double glazed window.

Bedroom:

15'3" x 8'3" (4.67m x 2.53m)

A front facing double room, built in sliding wardrobes, upvc double glazed bay window and central heating radiator.

Bedroom:

11'7" x 10'2" (3.54m x 3.10m)

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

Bedroom:

9'1" x 6'6" (2.77m x 1.99m)

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

Bathroom:

7'6" x 6'5" (2.30m x 1.98m)

Comprises a modern suite, bat. shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a walled slate garden and private block paved driveway for parking.

Garden:

To the rear of the property is a low maintenance garden, paved patio, artificial lawn and decked patio.

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



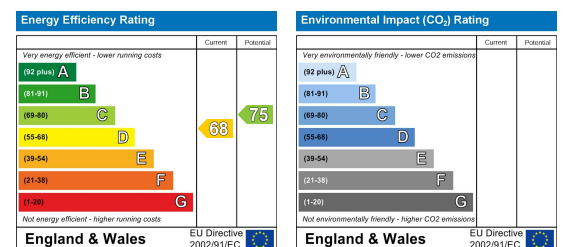
Floor Plan



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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