



21 Auburn Close, Bridlington, YO16 7PN

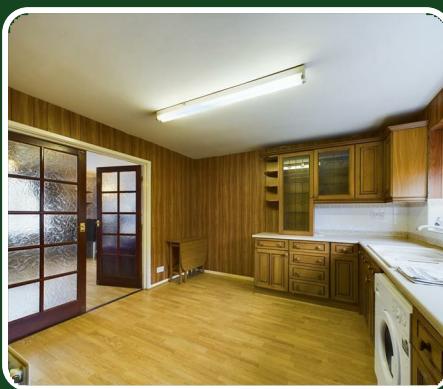
Price Guide £149,950



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A three bedroom end terraced house situated on the New Pasture Lane development just off Scarborough Road. Convenient for primary school, bus routes, Bridlington old town with its array of shops, galleries, eateries and public houses. Ideal for a first time buyer. The property comprises: Ground floor: lounge, kitchen/diner and wc. First floor: three double bedrooms and bathroom. Exterior: gardens, private driveway for parking and garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, upvc double glazed window, central heating radiator, four built in storage cupboards and upvc double glazed door onto the garden.

Lounge:

13'3" x 11'9" (4.06m x 3.59m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed window, central heating radiator and double doors into:

Kitchen/diner:

11'3" x 10'7" (3.44m x 3.23m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, upvc double glazed window and central heating radiator.

Wc:

5'6" x 2'7" (1.68m x 0.81m)

Wc, wash hand basin with vanity unit, part wall tiled and upvc double glazed window.

First floor:

Upvc double glazed window and two built in storage cupboards.

Bedroom:

11'7" x 10'1" (3.55m x 3.08m)

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

Bedroom:

11'5" x 10'7" (3.48m x 3.23m)

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

Bedroom:

8'11" x 8'9" (2.74m x 2.68m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bathroom:

6'3" x 5'5" (1.93m x 1.66m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, wall panelling, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is an open plan garden with lawn. To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden. Lawn, borders of shrubs and bushes and small outbuilding for storage.

Garage:

Up and over door, power and lighting.

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:

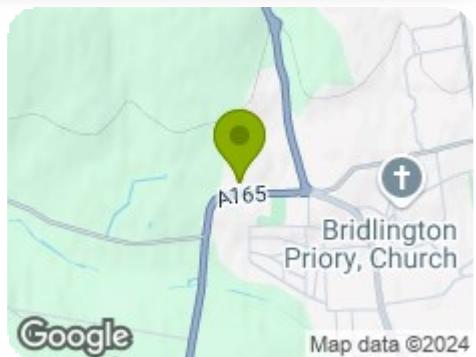
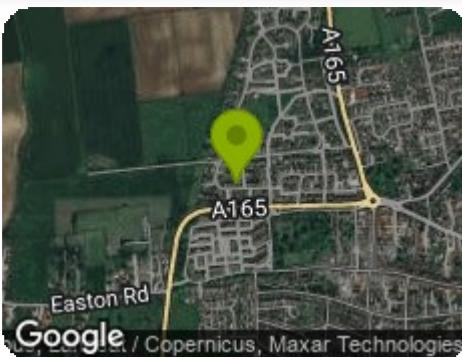
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



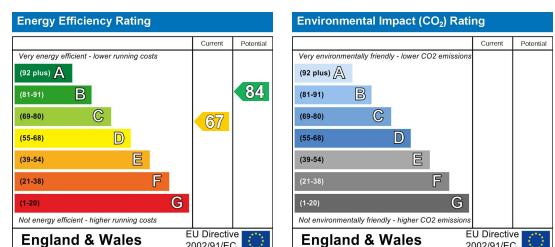
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

