



39 Sewerby Road, Bridlington, YO16 7BB

Price Guide £159,950



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Welcome to Sewerby Road in the coastal town of Bridlington, this well-presented mid-terrace house offers an opportunity for first-time buyers or those looking to downsize.

The property features three good size bedrooms, a well-appointed bathroom, a comfortable reception room, and modern kitchen/diner making it an ideal family home.

One of the standout features of this property is the garage located at the rear, providing convenient access for parking or storage facility.

The location of this property is particularly advantageous, as it is situated close to a variety of local amenities, including shops, schools, and the historic Priory Church. The Old Town is just a short distance away offering an array of shops, galleries, public houses and restaurants.

This property must be viewed to truly appreciate all that it has to offer. Don't miss your chance to make this house your home.

Entrance:

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

Lounge:

13'7" x 10'11" (4.15m x 3.35m)

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

Kitchen/diner:

16'8" x 8'3" (5.10m x 2.53m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric Neff oven and gas hob with extractor over. Part wall tiled, tiled floor, upvc double glazed window, integrated fridge and washing machine. Upvc french doors onto the rear garden.

First floor:

A spacious landing, access to the loft.

Bedroom:

11'2" x 10'4" (3.41m x 3.16m)

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

Bedroom:

10'11" x 10'2" (3.35m x 3.12m)

A rear facing double room, built in modern wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

7'9" x 5'7" (2.37m x 1.71m)

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

Bathroom:

6'9" x 4'3" (2.08m x 1.31m)

Comprises walk in shower with electric shower, wash hand basin with vanity unit, wall panelling, upvc double glazed window and chrome ladder radiator.

Wc:

4'3" x 2'10" (1.30m x 0.87m)

Wc, wall panelling and upvc double glazed window.

Exterior:

To the front of the property is a open plan pebbled garden with borders of shrubs and bushes.

Garden:

To the rear of the property is a private fenced garden. Mainly blocked paved and pebbled. Water point, brick built outbuilding and garage.

There is rear access to the garage.

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.





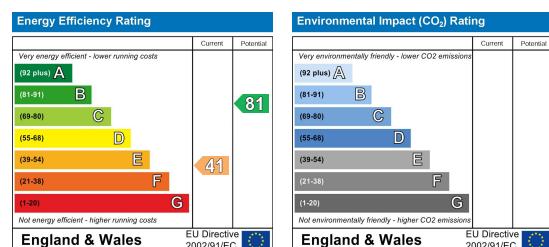
Floor Plan



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.