



25 St. Martins Grove , YO16 4NS

Offers Around £138,000



25 St. Martins Grove

, Bridlington, YO16 4NS

Offers Around £138,000



Situated in this quiet cul-de-sac we are delighted to offer for sale this spacious two bedroom home, perfect for first time buyers. The accommodation offers a welcoming entrance hall, cosy sitting room with bay window, a lovely open plan kitchen/diner with utility area overlooking the garden. To the first floor are two good size bedrooms, bathroom and separate WC. Externally there are double gates to a hardstanding walled frontage with side access to the fully enclosed rear garden with decked area and large storage shed. The property benefits from a new boiler. A great buy in a convenient location.

- Fantastic two bedroom home! Perfect for first time buyer or as a buy to let
- Cul-de-sac location
- Modern open plan kitchen/diner with utility area
- Lovely enclosed rear garden with large shed
- Double glazed and gas central heating throughout
- Two good size bedrooms
- Bathroom with separate WC to the first floor
- Viewing advised early not to miss out!

Entrance Hall

With UPVC double glazed door to the front aspect and stairs leading to the first floor.

Sitting Room

10'9 x 9'9 plus bay area (3.28m x 2.97m plus bay area)
A lovely room with large bay window with window seat and built in storage beneath, TV point and radiator.

Dining Kitchen/Utility area

17'2 max x 11'6 max (5.23m max x 3.51m max)
A great size space with radiator, space for large dining table, understairs storage cupboard, wood effect flooring and open to the utility area. Fitted wall and base units with sink and drainer, electric cooker point, space for fridge freezer, plumbing for washer and tiled splashback. Breakfast bar, UPVC double glazed door to the side aspect and two windows overlooking the rear garden.

First Floor Landing

Doors leading to the bedrooms, bathroom and WC.

Bedroom One

11'2 max x 9'2 (3.40m max x 2.79m)

A double bedroom with radiator and double glazed window to the rear aspect.

Bedroom Two

10'1 max x 9'9 (3.07m max x 2.97m)

A double bedroom with radiator and UPVC double glazed window to the front aspect.

Bathroom

6'2 x 4'7 (1.88m x 1.40m)

Panel bath, hand wash basin, UPVC opaque double glazed window to the front aspect, fully tiled walls and radiator.

Separate WC

4'7 x 2'4 (1.40m x 0.71m)

Low level WC and UPVC double glazed window to the side aspect.

Exterior

To the front of the property there are double gates leading to a hardstanding with surrounding wall and side access to the rear garden via a wooden gate. The rear garden has steps down to a lawned garden area with decking and a large storage shed. The garden is fully enclosed by fencing and ideal for pets and those with young children.

Council Tax Band B

Services

Mains connected to gas, electric, water and drainage.

Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.



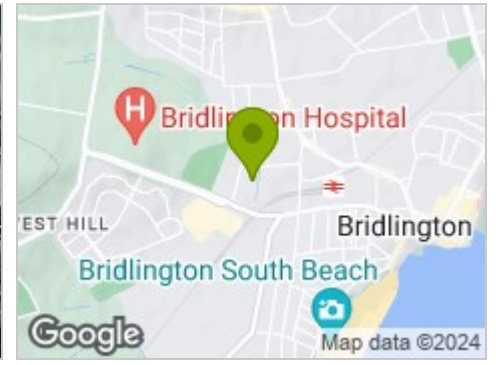
Road Map



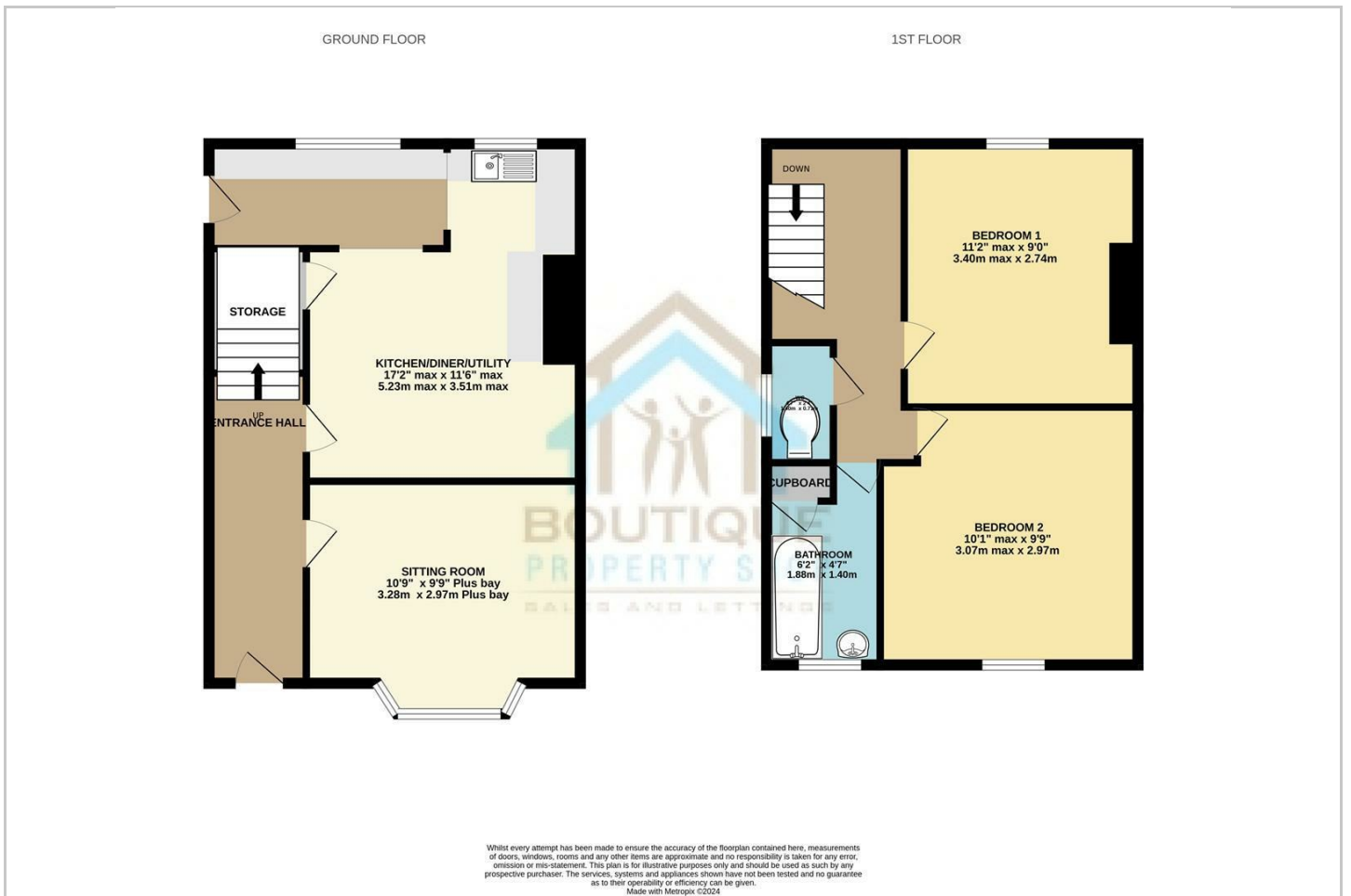
Hybrid Map



Terrain Map



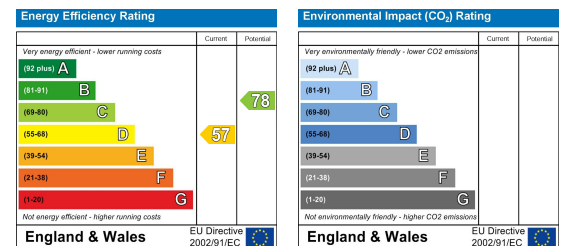
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 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.