



colin ellis

**Queensgate,
Bridlington, YO16 7JH**

Colin Ellis welcome to the market a THREE bedroom property set on the NORTHSIDE of Bridlington. This SEMI DETACHED house offers, TWO reception rooms, a dual aspect kitchen, and BAY WINDOWS in the lounge and bedroom. This home also benefits from FRONT and REAR gardens. NO ONWARD CHAIN.

Asking Price £185,000

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Briefly comprising of an entrance hall, bay fronted lounge, dining room and a kitchen to the ground floor. To the first floor, this property benefits from three bedrooms, a two piece bathroom suite and a separate w/c. To the front of the property is a low maintenance garden with access to the rear enclosed garden.

Convenient for the array of shops on Queensgate, Dukes Park, schools, college, a short distance to the north beach, cliff top walks and access to the town center. Viewings are a must.

ENTRANCE HALL

Double radiator, uPVC double glazed window and power points

LOUNGE

3.70 x 3.68 (12'1" x 12'0")

Fire surround, uPVC double glazed window, double radiator and power points.

DINING

4.47 x 3.42 (14'7" x 11'2")

Sliding doors to rear, double radiator and power points.

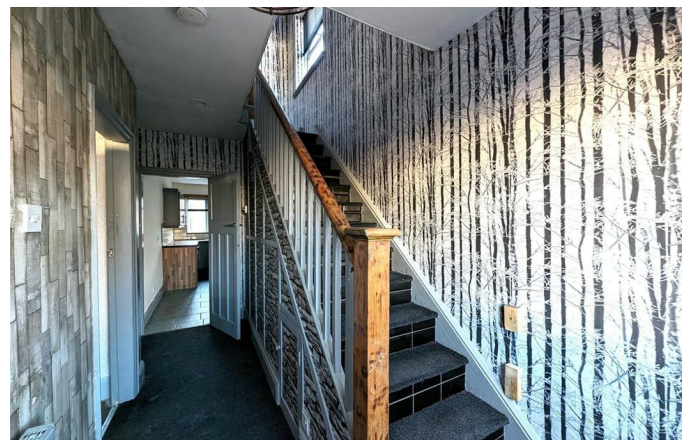
KITCHEN

3.53 x 2.16 (11'6" x 7'1")

Base, wall and drawer units, wood work top, space for gas oven, fridge, freezer and washing machine, sink/drain unit, mixer tap, uPVC double glazed window and door, and tiled floor.

LANDING

Loft access, uPVC double glazed window and power points.



BEDROOM ONE

3.75 x 3.66 (12'3" x 12'0")

Single radiator, uPVC double glazed window and power points.

BEDROOM TWO

3.70 x 3.66 (12'1" x 12'0")

Single radiator, uPVC double glazed window and power points.

BEDROOM THREE

2.31 x 1.95 (7'6" x 6'4")

Double radiator, uPVC double glazed window and power points.

BATHROOM

2.31 x 1.95 (7'6" x 6'4")

Freestanding bath, hand basin, uPVC double glazed window and double radiator.

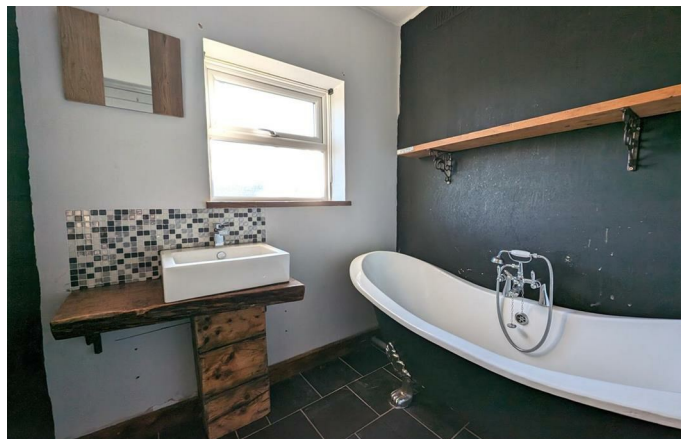
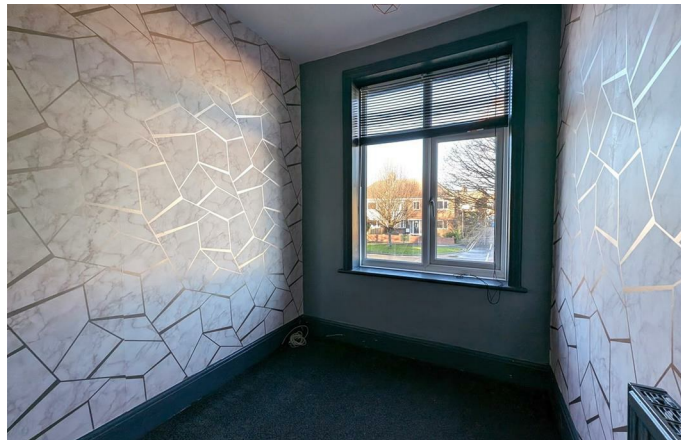
SEPARATE WC

1.50 x 0.92 (4'11" x 3'0")

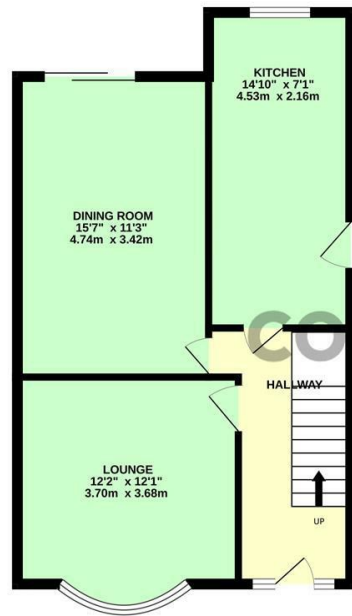
Low flush wc and uPVC double glazed window.

OUTSIDE

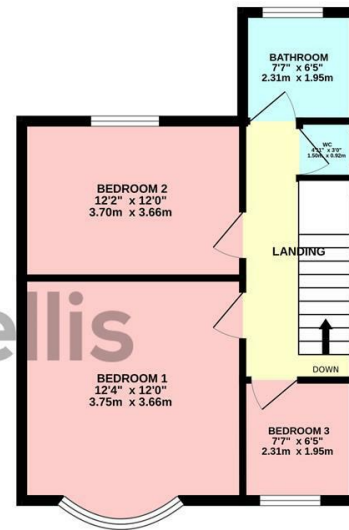
Front and back lawn.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Queensgate - 18576266

Council Tax Band - B

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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