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31 Trinity Road, Bridlington, YO15 2EZ

Price Guide £229,950

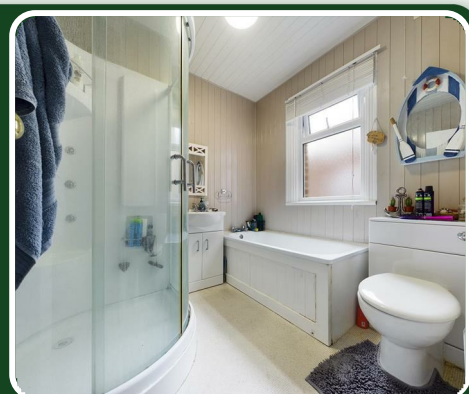


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A traditional seven bedroom semi detached house offering good size living accommodation. The ground floor extension utility, shower room and bedroom could be used as an annexe for multi generational living. Situated on the north side of Bridlington close to the town centre, two minutes walk to north beach and leisure centre. An ideal family home offered to the market with no onward chain

The property comprises: Ground floor: spacious lounge, sitting room, modern kitchen/diner, utility, bathroom and a double bedroom. First floor: four further good size bedrooms and bathroom. Second floor: two further bedrooms and modern bathroom. Exterior: forecourt for parking enclosed rear garden. Upvc double glazing and gas central heating.

Entrance:

Door into inner lobby, door into a spacious hallway, stripped floor boards, understairs storage cupboard and central heating radiator.

Lounge:

13'10" x 12'11" (4.23m x 3.96m)

A spacious front facing room, log burning stove, upvc double glazed bay window and two central heating radiators.

Sitting room:

13'6" x 12'1" (4.14m x 3.69m)

A rear facing room, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen/diner:

22'6" x 10'11" (6.88m x 3.33m)

Fitted with a range of modern base and wall units, Belfast sink unit, Rangemaster cooker with extractor over. Part wall tiled, built in storage cupboard housing hot water store, integrated dishwasher and space for fridge/freezer. Two upvc double glazed windows, central heating radiator and ladder radiator.

Rear hall:

Central heating radiator and upvc double glazed door onto the garden.

Utility:

7'5" x 7'1" (2.27m x 2.16m)

Fitted with base units, stainless steel sink unit, plumbing for washing machine, gas boiler and upvc double glazed window.

Bathroom:

8'5" x 3'5" (2.58m x 1.05m)

Comprises walk in shower with plumbed in shower, wc and wash hand basin. Part wall tiled, stainless steel ladder radiator and upvc double glazed window.

Bedroom:

10'11" x 9'8" (3.33m x 2.96m)

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

First floor:

A spacious landing, built in storage cupboard.

Bedroom:

15'10" x 10'7" (4.84m x 3.24m)

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

Bedroom:

13'5" x 12'1" (4.10m x 3.70m)

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

Bedroom:

11'6" x 10'9" (3.52m x 3.29m)

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

Bedroom:

9'10" x 7'10" (3.00m x 2.39m)

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

Bathroom:

7'5" x 7'0" (2.28m x 2.15m)

Inner hall leading to the bathroom currently used as a dressing area with hanging space. Bathroom comprises shower cubicle with plumbed in shower above, bath, wc and wash hand basin with vanity unit. Extractor, upvc double glazed window and central heating radiator.

Second floor:

Velux window and access to the eaves.

Bedroom:

13'6" x 11'1" (4.13m x 3.39m)

A front facing double room, period fireplace and upvc double glazed window.

Bedroom:

9'7" x 6'2" (2.94m x 1.88m)

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

Bathroom:

11'0" x 8'4" (3.36m x 2.55m)

Comprises a modern suite, walk in shower with plumbed in shower, free standing bath, wc and wash hand basin with vanity unit. Part wall tiled, extractor, period fireplace, stainless steel ladder radiator, velux window and upvc double glazed window.

Exterior:

To the front of the property is a garden area with borders of shrubs and bushes. Private paved forecourt for parking and gated access to the rear garden.

Garden:

To the rear of the property is a fenced enclosed garden. Artificial grass leading to a raised paved patio area. Timber built shed and water point.

Notes:

Council tax band: D

NO ONWARD CHAIN

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



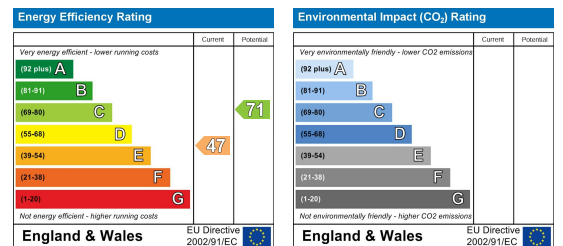
Floor Plan



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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