



**BELT**  
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## 50 Queensgate Square, Bridlington, YO16 4JW

Price Guide £175,000



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PROTECTED

# 50 Queensgate Square

Bridlington, YO16 4JW

## Price Guide £175,000



A well presented three bedroom semi-detached house located on the north side of Bridlington, convenient for the array of shops on Quay Road such as the 'Spar' shop, hairdressers, bakery, fast food restaurants etc. The property is also convenient for Dukes Park, schools and college.

The property comprises: Ground floor: lounge and modern kitchen/diner. First floor: three bedrooms and modern bathroom. Exterior: private car parking space and rear garden. Upvc double glazing and gas central heating radiator.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator.

### Lounge:

11'5" x 10'10" (3.49m x 3.32m)

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

### Kitchen:

11'8" x 7'6" (3.56m x 2.31m)

Fitted with a range of modern base and wall units, composite sink unit, electric double oven, gas hob with extractor over. Part wall tiled, upvc double glazed window and upvc double glazed door onto the garden.

### Dining area:

13'11" x 10'11" (4.26m x 3.34m)

A front facing room, electric wall mounted fire, upvc double glazed window and central heating radiator.

### First floor:

Upvc double glazed window, central heating radiator and built in storage cupboard.

### Bedroom:

11'3" x 10'9" (3.44m x 3.29m)

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

### Bedroom:

10'11" x 10'10" (3.33m x 3.32m)

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

### Bedroom:

7'10" x 7'10" (2.41m x 2.41m)

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

### Bathroom:

8'0" x 3'3", 259'2" (2.44m x 1,79m)

Comprises bath with plumbed in shower above, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

### Exterior:

To the front of the property is a block paved parking space.



### Garden:

To the rear of the property is a fenced enclosed garden. Paved patio to lawn to further decked patio. A summer home, two sheds and water point.

### Notes:

Council tax band: A

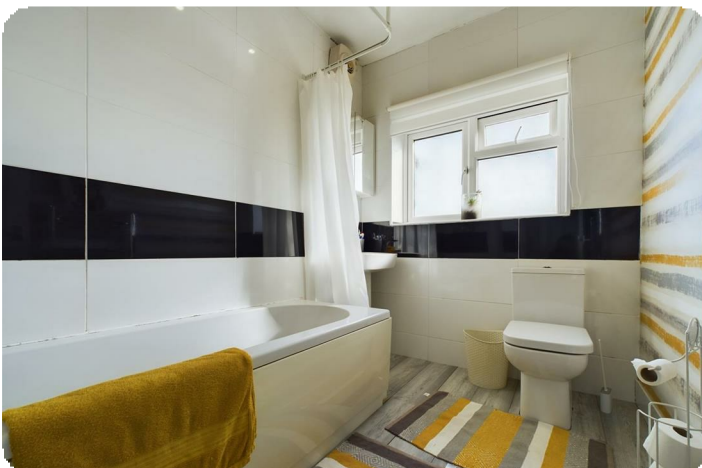
### Purchase procedure

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

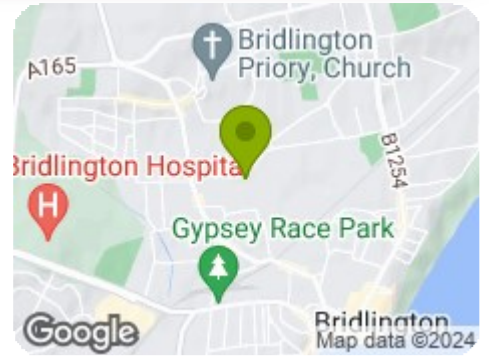
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, 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



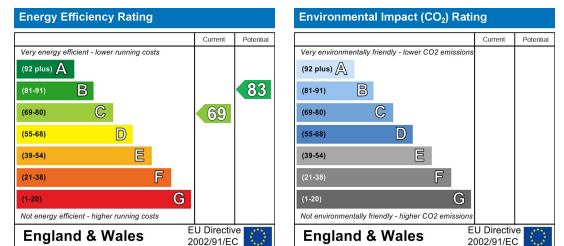
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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