



BELT
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12 Railway Walk, Bridlington, YO16 4LG

Offers Over £176,000



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A modern three bedroom end terraced house built in 2015. Situated on a wide plot with private side access and good size rear garden.

Convenient for the town centre, railway station, local schools, shops and dukes park.

An ideal low maintenance property for a first time buyer. Must be viewed to appreciate whats on offer.

The property comprises: Ground floor: lounge, modern kitchen/diner and wc. First floor: modern bathroom and three bedrooms. (please note bedroom three doorway has been blocked off from the landing and is now accessed from bedroom one and is currently used as a dressing room or could also be used as an office. This can easily be converted back to bedroom three from the landing). Exterior: low maintenance rear garden with double gated access for extra parking and one private car parking space. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, central heating radiator and built in storage cupboard.

Lounge:

14'3" x 12'2" (4.35m x 3.71m)

A front facing room, upvc double glazed sash window, central heating radiator and double sliding doors into:

Kitchen/diner:

15'4" x 14'0" (4.68m x 4.27m)

Fitted with a range of modern base and wall units, under cupboard lighting, sink unit, electric oven and hob with

stainless steel extractor over. Integrated washing machine, dishwasher, microwave, tumble dryer, fridge and freezer. Gas combi boiler, upvc double glazed sash window, central heating radiator and upvc double glazed french doors onto the garden.

Wc:

5'7" x 2'10" (1.72m x 0.88m)

Wc, wash hand basin with vanity unit, extractor and stainless steel ladder radiator.

First floor:

Central heating radiator.

Bedroom:

13'8" x 8'8" (4.17m x 2.66m)

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

Bedroom:

14'4" x 8'9" (4.37m x 2.69m)

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

Bedroom:

8'2" x 6'2" (2.49m x 1.89m)

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

Bathroom:

8'11" x 6'2" (2.72m x 1.90m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Wall panelling, extractor and upvc double glazed sash window and stainless steel ladder radiator.

Garden:

To the side of the property is private gate giving access to the garden.

To the rear of the property is a good size fenced block paved garden, double gated access for extra parking and one private car parking space.

Notes:

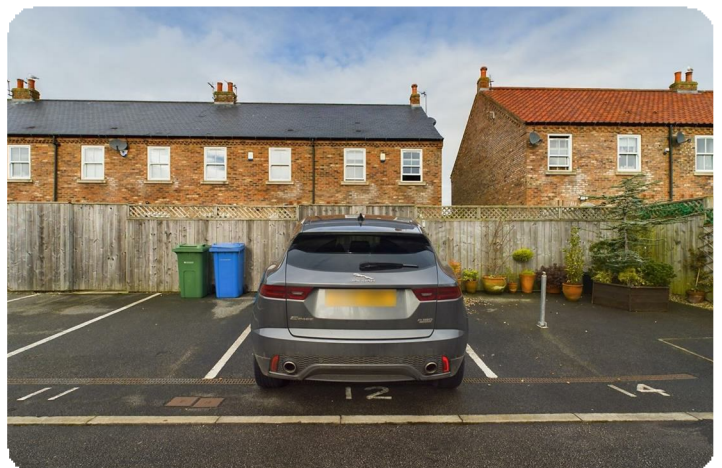
Council tax band: A

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:

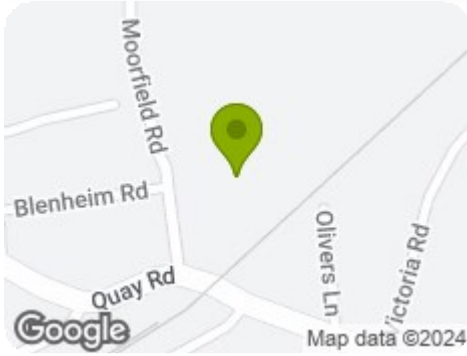
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



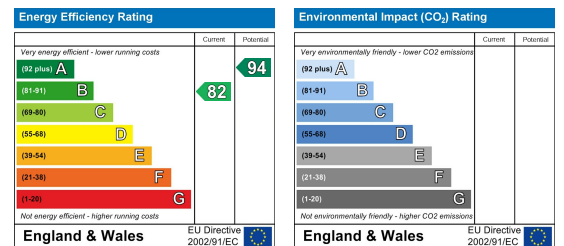
Floor Plan



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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