



BELT
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7 Stowe Garth, Bridlington, YO16 6GG

Offers In The Region Of £235,000



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A well presented three bedroom detached house located in prime location off Martongate. Close to facilities such as 'The Co-op' Supermarket, 'The Friendly Foresters' public house, primary and secondary schools, 'Bridlington North Library' and local parks are nearby. 20 Minute walk to north side sea front.

The property comprises: Ground floor: wc, spacious lounge, dining room, kitchen and sun room. First floor: Three bedrooms, one modern en-suite and bathroom. Exterior: private driveway for parking, garage and gardens. Upvc double glazing and gas central heating. NO ONGOING CHAIN

Entrance:

Composite door into inner hall, central heating radiator.

Wc:

5'4" x 3'3" (1.64m x 1.00m)

Wc, wash hand basin, floor tiled, upvc double glazed window and central heating radiator.

Lounge:

16'7" x 12'0" (5.07m x 3.67m)

A spacious front facing room, understairs storage cupboard, staircase to first floor, electric fire with marble inset and wood surround. Upvc double glazed bay window and two central heating radiators.

Dining room:

9'5" x 7'7" (2.88m x 2.32m)

A rear facing room, central heating radiator and upvc double glazed french doors into the sun room. Archway into:

Kitchen:

9'4" x 7'8" (2.85m x 2.36m)

Fitted with a range of modern base and wall units, sink unit, electric oven, induction hob with stainless steel extractor over. Part wall tiled, integrated fridge/freezer and dishwasher. Gas boiler, plumbing for washing machine and upvc double glazed window.

Sun room:

10'9" x 7'4" (3.28m x 2.25m)

A rear facing room over looking the garden, two velux windows, upvc double glazed windows and french doors.

First floor:

Built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Bedroom:

10'11" x 9'5" (3.33m x 2.88m)

A rear facing double room, built in wardrobes and drawers. Upvc double glazed window and central heating radiator.

En-suite:

9'2" x 4'5" (2.80m x 1.36m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Floor tiled, part wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Bedroom:

10'4" x 7'10" (3.15m x 2.40m)

A front facing double room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

7'6" x 6'11" (2.30m x 2.13m)

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

Bathroom:

7'9" x 6'2" (2.37m x 1.88m)

Comprises bath, wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn and borders of shrubs and bushes. To the side elevation is a private driveway leading to the garage. Gated side access to rear garden.

Garden:

To the rear of the property is a private fenced enclosed garden. Artificial lawn to paving with borders of shrubs and bushes. Timber built shed and water point.

Garage:

Brick built garage, power, lighting and electric door.

Notes:

Council tax band: D
NO ONGOING 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:

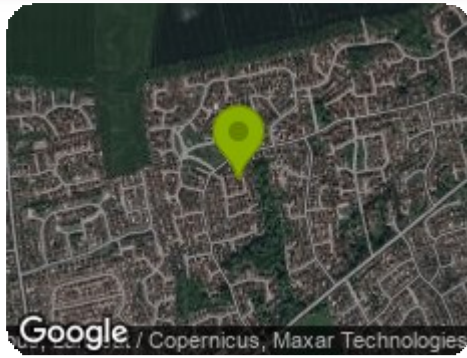
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



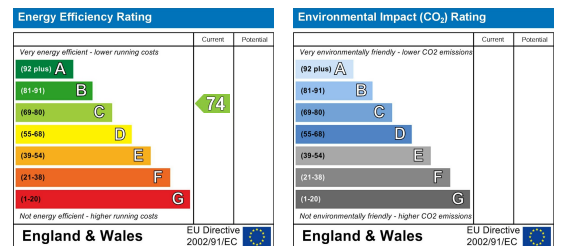
Floor Plan



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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