



BELT
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40 St. Jude Road, Bridlington, YO16 7LB

Price Guide £109,950



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Welcome to St. Jude Road, Bridlington - a fantastic opportunity for those looking to put their own stamp on a home.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this property is ideal for both. And with no ongoing chain, the process of making this house your home is made even smoother.

Situated just off Church Green close to the Priory church, Baylegate and Bridlington's Old Town with its array of shops, galleries, public houses and eateries.

The property comprises: Ground floor: spacious lounge/diner, office area and kitchen. First floor: two bedrooms and bathroom. Exterior: private parking and rear garden.

Entrance:

Upvc double glazed door into inner hall, electric night storage heater.

Lounge/diner:

20'1" x 10'9" (6.14m x 3.30m)

A spacious front facing room, gas fire with tiled inset and wood surround, upvc double glazed bay window and electric night storage heater.

Office area:

6'4" x 5'11" (1.95m x 1.81m)

A side facing room, understairs storage cupboard, upvc double glazed window and electric night storage heater.

Kitchen:

12'7" x 5'10" (3.85m x 1.78m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, part wall tiled, gas boiler, plumbing for washing machine, upvc double glazed window, electric heater and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window and electric heater.

Bedroom:

12'0" x 9'4" (3.66m x 2.86m)

A front facing double room, fitted wardrobes, built in storage cupboard and upvc double glazed window.

Bedroom:

8'4" x 7'9" (2.56m x 2.38m)

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

Bathroom:

6'0" x 4'10" (1.84m x 1.49m)

Comprises bath with plumbed in shower over, wc, wash hand basin, full wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a private driveway for parking and gated side access to the rear garden.

Garden:

To the rear of the property is a private fenced enclosed garden. Mainly paved, timber built shed and views of the Priory Church.

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



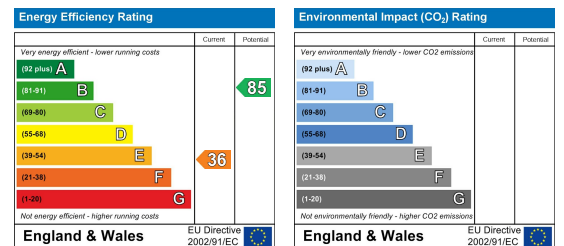
Floor Plan



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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