



**BELT**  
ESTATE AGENCY

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**126 St. James Road, Bridlington, YO15 3NJ**

**Price Guide £340,000**



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PROTECTED



# 126 St. James Road

Bridlington, YO15 3NJ

## Price Guide £340,000



Welcome to St. James Road, Bridlington - a charming location that offers the perfect blend of traditional charm and modern convenience. This semi-detached house, built in 1930, offers spacious living space, with two reception rooms and four bedrooms, making it an ideal home for a growing family. Parking is always a premium, but with parking for three vehicles, you'll never have to worry about finding a spot again.

Situated in this prime southside location, the south bay is just minutes away, you can easily enjoy leisurely strolls along the coast whenever you please. Also close by are local schools, supermarkets, Belvedere golf course and with easy access to the A165 (the main Bridlington to Beverley/Hull road).

The property comprises: Ground floor: spacious entrance hall, cloakroom/wc, dining room, lounge, kitchen and breakfast room. First floor: four double bedrooms, store room and bathroom. Exterior: private driveway, garage and sunny west facing rear garden. Upvc double glazing, gas central heating and an alarm system.

With no ongoing chain, offering you the opportunity to make it your own without any delays.

### Entrance:

Composite door into a spacious inner hall, understairs storage cupboard, parquet flooring, upvc double glazed stain glass window and central heating radiator.

### Cloakroom/wc:

5'5" x 3'8" (1.67m x 1.12m)

Wc, wash hand basin, upvc double glazed stain glass window and central heating radiator.

### Dining room:

13'10" x 12'11" (4.24m x 3.95m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

### Lounge:

16'0" x 13'11" (4.90m x 4.25m)

A spacious rear facing room, gas fire with marble inset and wood surround. Varnished floor boards, upvc double glazed bay window and central heating radiator.

### Breakfast room:

15'2" x 9'10" (4.64m x 3.00m)

A rear facing room, built in cupboards and drawers. Gas fire with tiled inset and wood surround. Two upvc double glazed windows and central heating radiator.

### Kitchen:

10'4" x 8'8" (3.16m x 2.65m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, Neff electric oven, gas hob with stainless steel extractor over. Part wall tiled, floor tiled, integrated Neff dishwasher, microwave and fridge. Upvc double glazed French doors onto the garden.

### First floor:

A spacious landing, upvc double glazed stain glass window and access to a boarded loft by drop down ladder.

### Airing cupboard/store room:

7'3" x 5'4" (2.21m x 1.63m)

Velux window, hot water store and built in shelves.

### Bedroom:

13'11" x 12'11" (4.26m x 3.94m)

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

### Bedroom:

13'3" x 9'11" (4.06m x 3.04m)

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

**Bedroom:**

10'3" x 8'7" (3.14m x 2.64m)

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

**Bedroom:**

9'10" x 7'4" (3.01m x 2.25m)

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

**Bathroom:**

8'3" x 7'1" (2.52m x 2.16m)

Comprises bath with shower attachment, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, shaver socket, upvc double glazed window, ladder radiator and central heating radiator.

**Exterior:**

To the front of the property is a walled garden area with shrubs and bushes. Block paved driveway with ample parking leading to the garage.

**Garden:**

To the rear of the property is a private sunny west facing garden.

Paved patio to lawn, borders of shrubs and bushes. A summer house, a shed and brick built shed attached to the garage.

**Notes:**

Council tax band: D

**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.

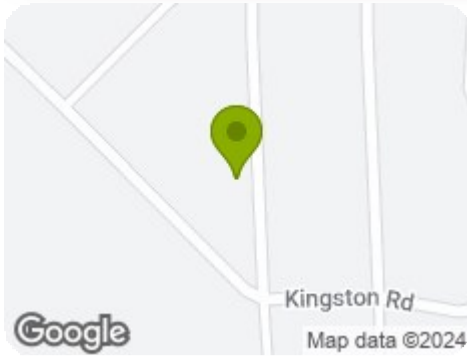




Road Map

Hybrid Map

Terrain Map



Floor Plan

**Ground Floor**

- Dining Room: 12'11" x 13'11" (3.95 x 4.24 m)
- Lounge: 16'0" x 13'11" (4.90 x 4.25 m)
- Hallway: 8'11" x 11'7" (2.72 x 3.55 m)
- Breakfast room: 9'10" x 15'2" (3.00 x 4.64 m)
- Kitchen: 8'8" x 10'4" (2.65 x 3.16 m)
- Cloakroom/wc: 3'8" x 5'5" (1.12 x 1.67 m)

**Floor 1**

- Bedroom: 12'11" x 13'11" (3.94 x 4.26 m)
- Bedroom: 13'4" x 9'11" (4.06 x 3.04 m)
- Bathroom: 7'0" x 8'3" (2.16 x 2.52 m)
- Altim. cupboard/store room: 9'4" x 7'2" (1.63 x 2.21 m)
- Landing: 6'0" x 11'3" (1.85 x 3.45 m)
- Bedroom: 9'10" x 7'4" (3.01 x 2.25 m)
- Bedroom: 8'7" x 10'3" (2.64 x 3.14 m)

**Approximate total area<sup>(1)</sup>**  
1481.51 ft<sup>2</sup>  
137.64 m<sup>2</sup>

**Reduced headroom**  
9.24 ft<sup>2</sup>  
0.86 m<sup>2</sup>

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(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

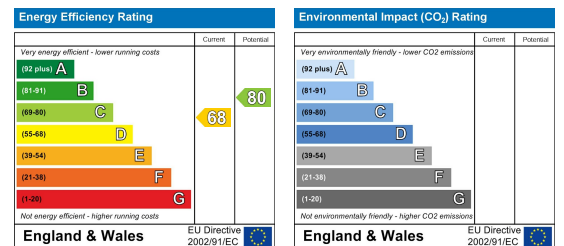
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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