



**BELT**  
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**56 St. Columba Road, Bridlington, YO16 6QY**

**Price Guide £260,000**



# 56 St. Columba Road

Bridlington, YO16 6QY

## Price Guide £260,000



A spacious two bedroom detached bungalow with great potential.

Although the property is in need of general modernisation, this presents an opportunity for you to put your own stamp on the property.

Situated on a good size plot in a prime residential location, just off Fortyfoot on the north side of Bridlington. Easy access to north foreshore (approximately half a mile), local shops and the town centre.

The property comprises: spacious entrance hall, lounge, dining room, kitchen, upvc conservatory, two double bedrooms and bathroom. Exterior: low maintenance gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Upvc double doors into outer porch, tiled floor. Door into a spacious inner hall and central heating radiator.

### Lounge:

14'11" x 12'7" (4.56m x 3.86m)

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

### Dining room:

12'4" x 11'6" (3.78m x 3.51m)

A rear facing room, central heating radiator and upvc double glazed patio doors into the conservatory.

### Kitchen:

14'8" x 7'0" (4.48m x 2.15m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, two upvc double glazed windows, gas combi boiler, plumbing for washing machine, integrated fridge and freezer.

### Upvc conservatory:

11'8" x 7'5" (3.56m x 2.27m)

Over looking the garden, central heating radiator.

### Bedroom:

14'11" x 10'11" (4.56m x 3.35m)

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

### Bedroom:

11'11" x 10'5" (3.64m x 3.19m)

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

### Bathroom:

9'2" x 6'11" (2.81m x 2.13m)

Comprises corner bath with shower attachment, wc, bidet and wash hand basin with vanity unit. Full wall tiled, extractor, two upvc double glazed windows and central heating radiator.



### Exterior:

To the front of the property is a pebbled garden area or extra parking with borders of shrubs and bushes.

To the side elevation is a private pebbled driveway with ample parking.

### Garden:

To the rear of the property is a good size low maintenance tiered garden.

Mainly paved and pebbled, flower beds and borders. A timber built shed.

### Notes:

Council tax band: C

### 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



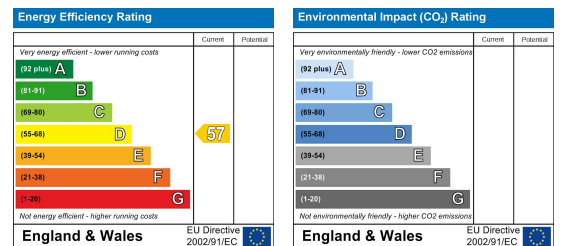
### Floor Plan



### 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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