



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

**Price Guide £315,000**





# 129 St. James Road

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Welcome to this charming detached dormer bungalow located on St. James Road, Bridlington.

This traditional detached dormer bungalow offers an opportunity to live in a spacious property with character and charm.

Situated on a good-sized plot, there is plenty of outdoor space for gardening enthusiasts or for simply enjoying the fresh sea air. Additionally, being close to the south beach, you can easily take leisurely strolls along the coastline and soak in the beauty of the seaside.

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 lounge, kitchen, dining room, two double bedrooms and bathroom. First floor: a further spacious double bedroom. Exterior: private driveway with ample parking, private rear garden and garage.

### Entrance:

Double doors into inner porch. Door into inner hall, built in cloaks cupboard and central heating radiator.

### Lounge:

20'11" x 13'0" (6.40m x 3.97m)

A spacious front facing room, built in display cupboard, gas fire with tiled inset and wood surround. Two secondary glazed sash windows and two central heating radiators.

### Kitchen:

14'4" x 9'5" (4.38m x 2.88m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven, gas hob with extractor over. Built in storage cupboard housing gas combi boiler, plumbing for

washing machine and dishwasher. Part wall tiled, two upvc double glazed windows and upvc double glazed door to the side elevation.

### Dining room:

12'11" x 12'10" (3.96m x 3.92m)

A front facing room, electric fire with tiled inset and wood surround. Secondary glazed sash window and central heating radiator.

### Bedroom:

13'11" x 12'11" (4.26m x 3.96m)

A spacious rear facing double room, two secondary glazed sash windows and central heating radiator.

### Bedroom:

12'10" x 12'5" (3.93m x 3.81m)

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

### Bathroom:

9'6" x 6'2" (2.91m x 1.88m)

Comprises walk in shower with electric shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

### First floor:

### Bedroom:

18'6" x 11'10" (5.66m x 3.62m)

A spacious side facing double room, access to the eaves, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

### Exterior:

Situated in a elevated plot to the front of the property are tiered walled pebbled gardens. To the side elevation is a private driveway with ample parking leading to the garage.

### Garden:

To the rear of the property is a private walled garden. Lawn with borders of pebbles, shrubs and bushes. A summer house.

### Garage:

Up and over door, power and lighting.

### Notes:

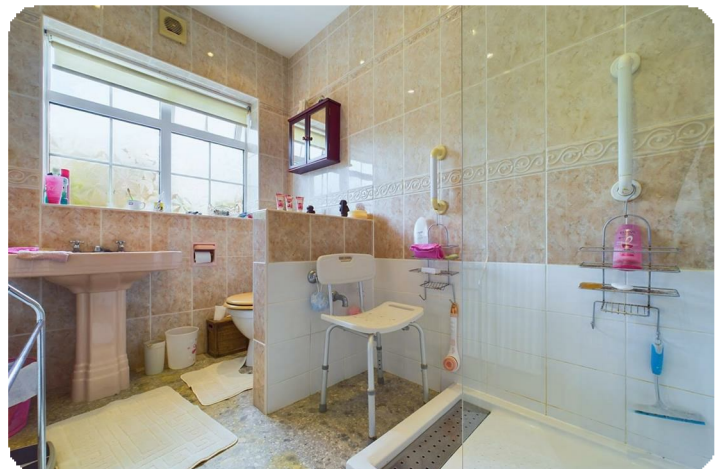
Council tax band: D

### 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.

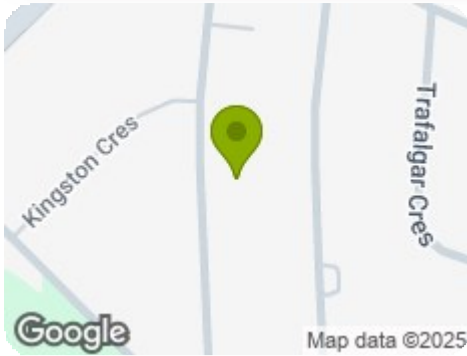




Road Map

Hybrid Map

Terrain Map



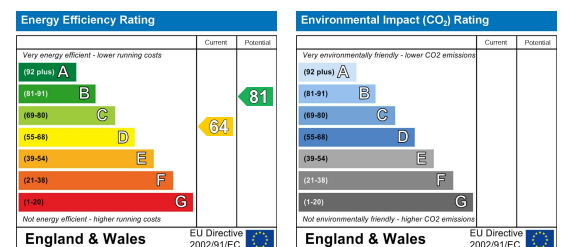
## Floor Plan



## 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



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