



17 St. Johns Walk, Bridlington, YO16 4HH

Price Guide £159,950



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A three storey property comprising of ground floor shop/salon with own wc and kitchen facility. A side elevation gives access to a self contained living accommodation of large dining kitchen, lounge, modern bathroom, three bedrooms and rear garden. Ideal for commercial ground floor use with accommodation above. Alternatively may be suited for two letting units or single use accommodation subject to consent.

Hairdressing salon:

13'7" x 13'6" (4.15m x 4.12m)

Upvc double glazed door into the salon, two electric vertical radiators.

Kitchen:

7'9" x 7'4" (2.37m x 2.26m)

Fitted with modern base and wall units, stainless steel sink unit, part wall tiled, electric vertical radiator and understairs storage cupboard.

Wc:

4'4" x 3'11" (1.33m x 1.21m)

Wc, wash hand basin and upvc double glazed window.

Side entrance:

Upvc double glazed door into inner lobby, staircase to first floor and door into:

Kitchen/diner:

32'3" x 8'7" (9.84m x 2.63m)

A spacious room fitted with modern base and wall units,

oak worktops, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed door to rear porch.

First floor:

Central heating radiator and upvc double glazed window.

Bathroom:

10'2" x 9'3" (3.11m x 2.84m)

Comprises a modern suite, free standing bath, shower cubicle with plumbed in shower, wc and wash hand basin. Floor tiled, extractor, stainless steel ladder radiator, central heating radiator and upvc double glazed window.

Lounge:

14'1" x 13'10" (4.30m x 4.23m)

A front facing room, feature brick fireplace, wash hand basin with vanity unit, upvc double glazed bay window and central heating radiator.

Bedroom:

12'7" x 8'9" (3.85m x 2.69m)

A rear facing room, wash hand basin with vanity unit, two central heating radiators and upvc double glazed patio doors onto outer balcony.

Second floor:

Bedroom:

13'6" x 12'1" (4.13m x 3.69m)

A rear facing room, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

Bedroom:

12'6" x 11'1" (3.83m x 3.38m)

A front facing room, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

Exterior:

To the rear of the property is a low maintenance fenced and enclosed decked garden and a shed.

Notes:

Council tax band:

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:

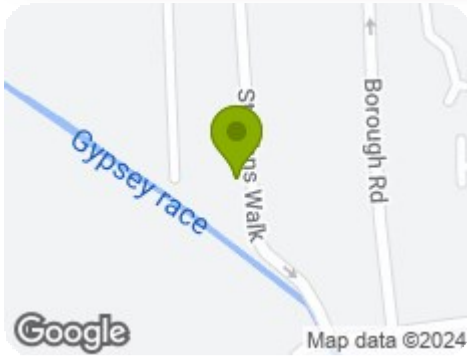
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



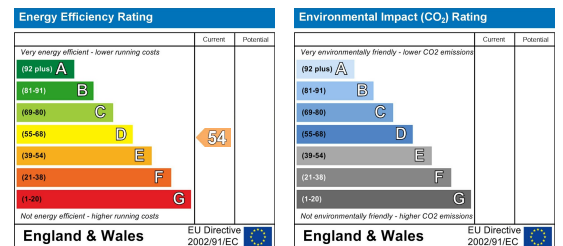
Floor Plan



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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