



**95 St. James Road, Bridlington, YO15 3PQ**

**Price Guide £349,950**





# 95 St. James Road

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Welcome to St. James Road, Bridlington - a location perfect for those seeking a spacious and modernised detached house.

The property has been extended and offers spacious living accommodation, ensuring that there is plenty of room for everyone to enjoy. A modernised interior that has been tastefully updated throughout offering a contemporary feel while retaining its original charm.

One of the highlights of this property is the east-facing rear garden, perfect for enjoying the afternoon sun or hosting outdoor gatherings with friends and family

Situated in this prime southside location close to the south beach, you'll have easy access to beautiful coastal walks. 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: lounge, sitting room, modern kitchen/diner and modern shower room. First floor: four bedrooms and modern bathroom. Exterior: private west facing rear garden, private parking and garage. Upvc double glazing and gas central heating.

Don't miss out on the opportunity to make this house your home. With its desirable location, modern amenities, and spacious layout.

### Entrance:

Upvc double glazed door into a spacious inner hall, oval stain glass window, stripped floor boards, understairs storage cupboard and two central heating radiators.

### Lounge:

12'10" x 12'1" (3.92m x 3.70m)

A front facing room, open fire with period tiled surround, upvc double glazed bay window and two central heating radiators.

### Sitting room:

21'0" x 12'1" (6.42m x 3.69m)

A rear facing room, open fire with period tiled inset and wood surround, central heating radiator.

### Kitchen/diner:

16'11" x 8'8" (5.18m x 2.66m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Integrated fridge, freezer, washing machine and microwave. Gas combi boiler (fitted 2022), upvc double glazed window, two central heating radiators and upvc double glazed bi-folding doors onto the garden.

### Shower room:

10'4" x 4'2" (3.16m x 1.29m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, sky light window and chrome ladder radiator.

### First floor:

#### Bedroom:

15'8" x 12'0" (4.79m x 3.67m)

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

#### Bedroom:

12'8" x 10'11" (3.87m x 3.33m)

A spacious rear facing double room, period tiled fireplace, built in wardrobe, upvc double glazed window and central heating radiator.

#### Bedroom:

16'5" x 7'9" (5.01m x 2.37m)

A double aspect room, two upvc double glazed windows and two central heating radiators.

#### Bedroom:

8'1" x 6'11" (2.48m x 2.11m)

A front facing single room, built in wardrobes, upvc double glazed window and central heating radiator.



### Bathroom:

8'8" x 8'7" (2.65m x 2.63m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin. Wall panelling, extractor, two upvc double glazed windows, central heating radiator and chrome ladder radiator.

### Exterior:

To the front of the property is a walled block paved parking area.

### Garden:

To the rear of the property is a private walled garden, paved patio to lawn, borders and brick built out building for storage.

### Garage:

Up and over door. power and lighting, rear courtesy door.

### 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



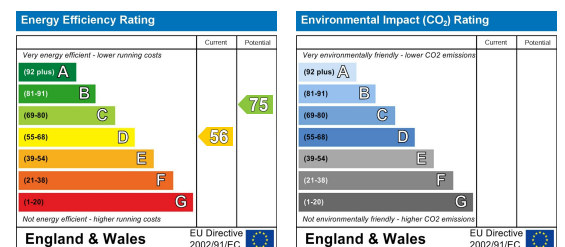
## Floor Plan



## 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



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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