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75 Burstall Hill, Bridlington, YO16 7NR

Price Guide £169,750

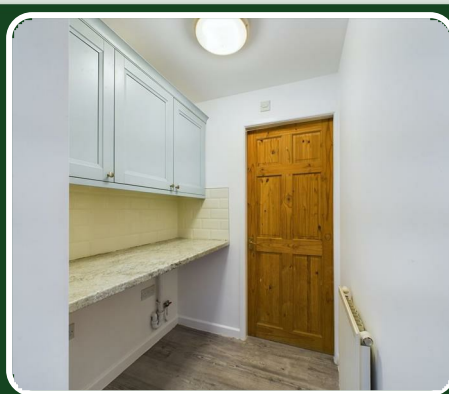


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A spacious three bedroom end terraced house situated on a good size plot with two storey side extension, private driveway for parking and garage. Located on the New Pasture Lane development just off Scarborough Road. Convenient for primary school, Bridlington old town, shops and bus service routes.

The property comprises: Ground floor: lounge, kitchen, dining room, utility and wc. First floor: three double bedrooms, bathroom and loft room. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into outer porch, door into:

Lounge:

15'8" x 12'4" (4.78m x 3.77m)

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

Kitchen:

15'7" x 8'9" (4.76m x 2.67m)

Fitted with a range of base and wall units, one and a half sink unit, part wall tiled, plumbing for dishwasher, space for fridge/freezer, upvc double glazed window and central heating radiator.

Utility:

4'11" x 4'7" (1.52m x 1.41m)

Fitted with wall units, part wall tiled, plumbing for washing machine, space for a tumble dryer and central heating radiator.

Wc:

5'0" x 3'8" (1.53m x 1.14m)

Wc, wash hand basin, extractor and upvc double glazed window.

Dining room:

16'1" x 8'9" (4.92m x 2.67m)

A rear facing room, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

Built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

15'7" x 8'9" (4.76m x 2.69m)

A front facing double room, built in storage cupboard, two upvc double glazed windows and central heating radiator.

Bedroom:

12'6" x 8'9" (3.83m x 2.67m)

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

Bedroom:

9'10" x 8'9" (3.02m x 2.67m)

A rear facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bathroom:

8'10" x 8'5" (2.71m x 2.57m)

Comprises, shower cubicle with plumbed in shower, bath

with plumbed in shower over, wc and was hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Loft room:

8'9" x 7'1" (2.69m x 2.16m)

Three velux windows.

Exterior:

The property sits on a good size plot, garden area with lawn,

Garden:

To the front of the property is a fenced enclosed garden. Decked patio seating area to lawn with borders of shrubs and bushes. To the rear of the property is a private fenced enclosed garden, blocked paved with pebbled borders. Access to garage.

Garage:

Up and over door.

Notes:

Council tax band: A

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

- Lounge: 12'4" x 15'8" (3.77 x 4.76 m)
- Kitchen: 8'9" x 15'7" (2.67 x 4.76 m)
- Dining Room: 16'1" x 8'9" (4.92 x 2.67 m)
- Hallway: 6'6" x 8'11" (2.00 x 2.73 m)
- Entry: 3'6" x 5'9" (1.08 x 1.77 m)
- Utility: 4'11" x 4'7" (1.52 x 1.41 m)
- WC: 5'0" x 3'8" (1.53 x 1.14 m)

Floor 1

- Bedroom: 9'10" x 8'9" (3.02 x 2.67 m)
- Bedroom: 8'9" x 15'7" (2.69 x 4.76 m)
- Hallway: 9'10" x 2'11" (3.01 x 0.91 m)
- Landing: 4'5" x 10'3" (1.62 x 3.13 m)
- Bedroom: 12'6" x 8'8" (3.83 x 2.67 m)
- Bathroom: 8'4" x 8'10" (2.57 x 2.71 m)

Floor 2

- Bedroom: 8'9" x 7'0" (2.69 x 2.16 m)

Summary:

- Approximate total area⁽¹⁾: 1311.72 ft² (121.86 m²)
- Reduced headroom: 140.49 ft² (13.05 m²)

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

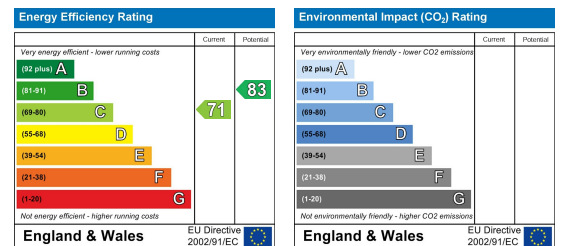
Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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