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**32 Roundhay Road, Bridlington, YO15 3JY**

**Price Guide £355,000**



# 32 Roundhay Road

Bridlington, YO15 3JY

## Price Guide £355,000



Welcome to Roundhay Road, Bridlington - a charming location perfect for those seeking a spacious family home near the beach. This delightful three-storey detached house, built in 1930, offers a generous 1,582 sq ft of living space, ensuring plenty of room for the whole family to enjoy.

Located just a few minutes' walk from the beautiful South Bay Beach and about 500 yards from the Spa complex, harbour, with easy access to the town centre. Additionally, the property offers convenience for the main A165 Bridlington to Hull road.

The property comprises: Ground floor: wc/utility, spacious lounge, spacious dining/sitting room and modern kitchen. First floor: three bedrooms and modern bathroom. Second floor: two further bedrooms. Exterior: private parking, garage and enclosed rear garden. Upvc double glazing and gas central heating.

This property on Roundhay Road combines traditional charm with modern amenities in a sought-after location. Don't miss out on the chance to make this house your own.

### Entrance:

Upvc double glazed door into spacious inner hall, understairs storage cupboard, oval stained glass window and central heating radiator.

### Wc/utility:

7'5" x 3'10" (2.28m x 1.18m)

Wc, wash hand basin, plumbing for washing machine, full wall tiled and upvc double glazed window.

### Lounge:

14'0" x 11'10" (4.28m x 3.63m)

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

### Dining/sitting room:

17'8" x 12'0" (5.41m x 3.68m)

A spacious rear facing room, inset multi-fuel burning stove with

granite surround, central heating radiator and upvc double glazed french doors onto the rear garden.

### Kitchen:

11'3" x 8'8" (3.44m x 2.66m)

Fitted with a range of modern base and wall units, granite worktops, stainless steel one and a half sink unit, electric oven and gas hob with extractor over. Part wall tiled, integrated fridge and dishwasher. Upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

### First floor:

Built in storage cupboard housing gas combi boiler, central heating radiator and upvc double glazed stained glass window.

### Bedroom:

17'9" x 12'1" (5.42m x 3.69m)

A spacious rear facing double room, built in wardrobes and cupboards. Two upvc double glazed windows and central heating radiator.

### Bedroom:

13'11" x 10'9" (4.26m x 3.28m)

A front facing double room, fitted wardrobes and dresser. Upvc double glazed bay window and central heating radiator.

### Bedroom:

8'6" x 6'5" (2.61m x 1.96m)

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

### Bathroom:

10'4" x 8'8" (3.17m x 2.66m)

Comprises a modern suite, free standing bath, walk-in shower with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, two upvc double glazed windows and stainless steel ladder radiator.



## Second floor:

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

### Bedroom:

8'8" x 7'10" (2.66m x 2.40m)

A side facing double room, velux window and central heating radiator.

### Bedroom:

15'10" x 11'11" (4.84m x 3.64m)

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

### Exterior:

To the front of the property is a walled garden and private block paved parking area. To the side elevation is a block paved driveway and gated access to the rear garden.

### Garden:

To the rear of the property is a fenced enclosed garden. Decked patio, lawn, block paved pathway, raised flower beds and borders of shrubs and bushes.

### Garage:

Power and lighting.

## Notes:

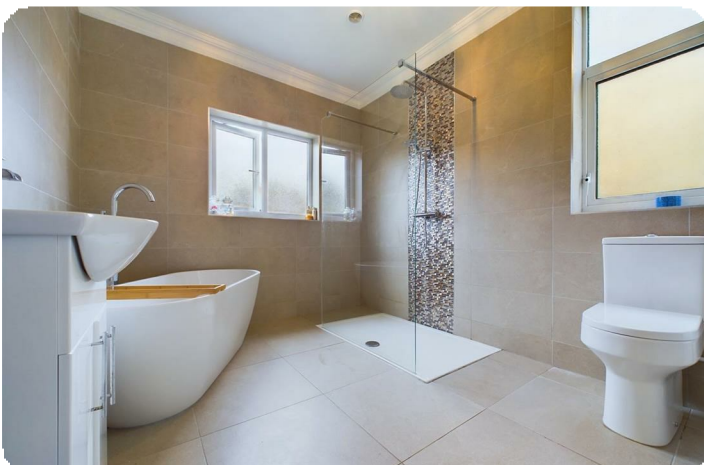
Council tax band: D

## 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:

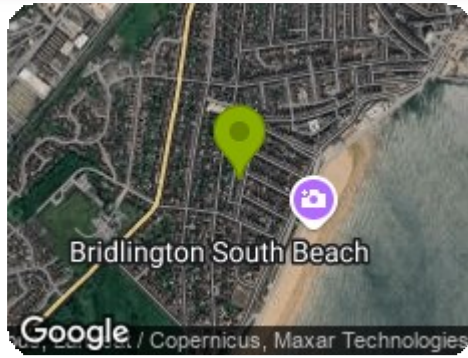
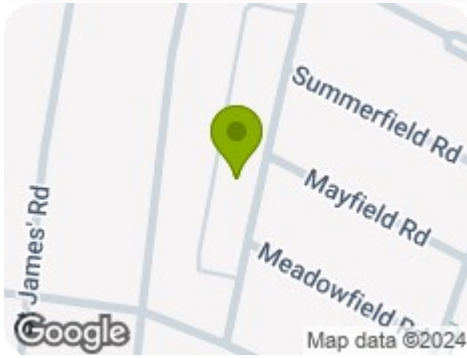
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



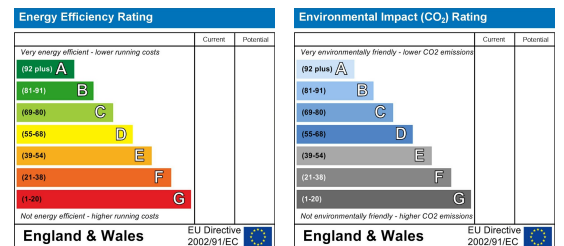
## Floor Plan



## 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



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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