



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



54 St. Columba Road, Bridlington, YO16 6QY

Price Guide £235,000



54 St. Columba Road

Bridlington, YO16 6QY

Price Guide £235,000



Welcome to St. Columba Road, Bridlington - a prime location for this extended, deceptively spacious and well maintained semi-detached bungalow.

Situated just off Fortyfoot on the north side of Bridlington. It boasts easy access to the north foreshore approx half a mile away, and within easy reach of local shops and the town centre, convenience is at your doorstep. Whether you're looking for a peaceful retreat by the sea or a place to call home close to amenities, this bungalow offers the best of both worlds.

The property comprises: lounge, modern kitchen, dining room, two double bedrooms and modern bathroom. Exterior: gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating. Must be viewed to appreciate whats on offer.

Entrance:

Upvc double glazed door into inner porch, tiled floor. Door into inner hall, central heating radiator.

Lounge:

12'9" x 11'9" (3.89m x 3.60m)

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

Kitchen:

14'11" x 7'1" (4.57m x 2.18m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric double oven and hob with stainless steel extractor over. Intergrated

fridge/freezer, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

Dining room:

20'11" x 10'5" (6.39m x 3.20m)

A rear facing room, two central heating radiators and upvc double glazed patio doors onto the garden.

Bedroom:

15'1" x 9'0" (4.62m x 2.76m)

A front facing double room, built in wardrobes, cupboards, dresser and drawers. Upvc double glazed bay window and central heating radiator.

Bedroom:

11'9" x 8'8" (3.60m x 2.65m)

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

Bathroom:

8'5" x 6'9" (2.59m x 2.08m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, built in storage cupboard housing gas combi boiler, shaver socket, two upvc double glazed windows and chrome ladder radiator.

Exterior:

To the front of the property is a walled garden with lawn

and centre flower bed.

To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden. Paved patio area to lawn, well established borders of shrubs and bushes. A green house and summer house.

Garage:

Up and over door, power and lighting.

Notes:

Council tax band: C

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



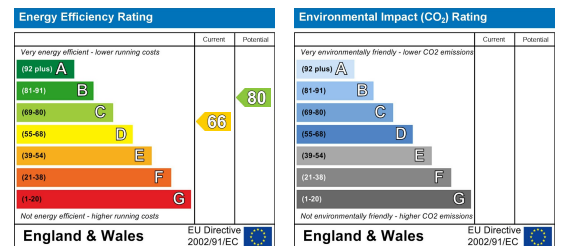
Floor Plan



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.



www.beltstateagents.co.uk

