



37 Burstall Hill, Bridlington, YO16 7NP

Price Guide £139,950



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A well presented three bedroom inner terraced house situated on the New Pasture Lane development just off Scarborough Road. Conveniently located near a primary school, Bridlington old town, shops, and bus service routes, this house offers easy access to all the necessities of daily life.

The property comprises: Ground floor: kitchen, spacious lounge/diner, dining area and upvc conservatory. First floor: three double bedrooms, bathroom and loft/occasional room. Exterior: Gardens. Upvc double glazing and gas central heating.

With no ongoing chain, the process of making this house your own is made even smoother.

Whether you're a first-time buyer looking to step onto the property ladder or a family in search of a new home, this residence is sure to meet your needs.

Entrance:

Upvc double glazed door into inner hall, two deep built in storage cupboards and central heating radiator.

Kitchen:

13'5" x 6'5" (4.10m x 1.96m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, floor tiled, plumbing for washing machine and upvc double glazed window.

Lounge/diner:

16'9" x 13'4" (5.12m x 4.08m)

A spacious rear facing room, electric fire with wood surround, central heating radiator and upvc double glazed french doors onto the garden.

Dining area:

7'3" x 5'10" (2.23m x 1.78m)

A rear facing room, central heating radiator and archway into:

Upvc conservatory:

8'9" x 7'11" (2.67m x 2.43m)

Over looking the garden.

First floor:

Built in storage cupboard housing gas combi boiler and staircase to loft/occasional room.

Bedroom:

11'8" x 10'1" (3.56m x 3.08m)

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

Bedroom:

11'5" x 10'6" (3.49m x 3.21m)

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

Bedroom:

9'0" x 8'8" (2.75m x 2.66m)

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

Bathroom:

6'5" x 5'5" (1.97m x 1.67m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Wall tiled, floor tiled, upvc double glazed window and chrome ladder radiator.

Loft/occasional room:

19'4" x 10'10" (5.91m x 3.32m)

Velux window, access to the eaves and central heating radiator.

Exterior:

To the front of the property is a fenced paved garden area.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn, small brick built outbuilding for storage. Water and electric point.

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:

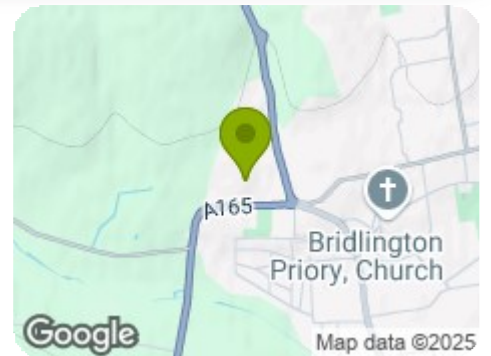
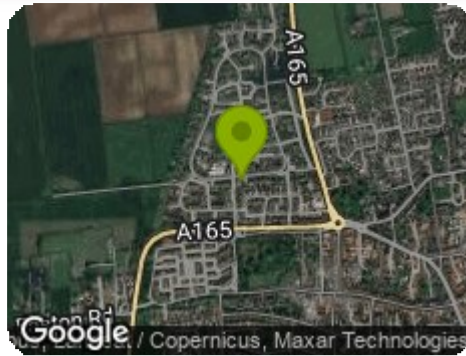
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



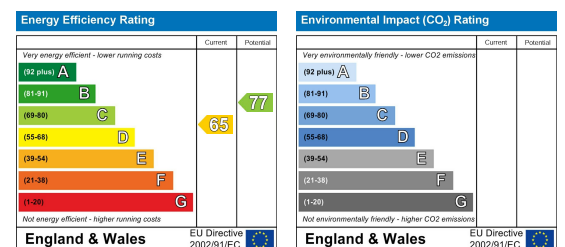
Floor Plan



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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