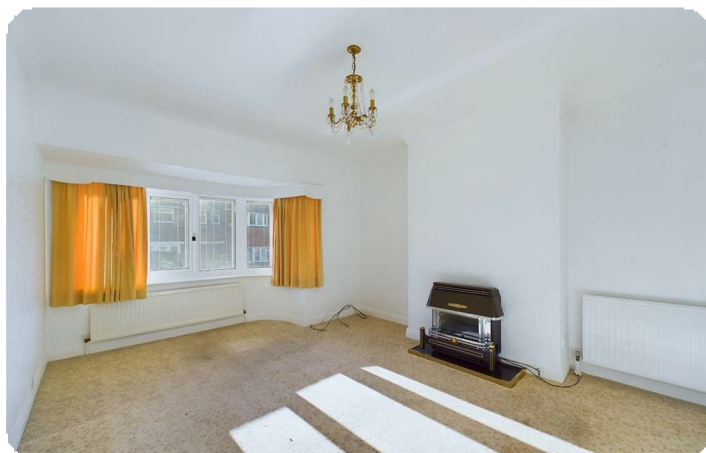




19 Greame Road, Bridlington, YO16 6TQ

Price Guide £189,950



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This semi detached two-bedroom bungalow is situated in a sought-after residential area. Greame Road is mere yards from the scenic Sewerby Cliff top walks and the North Beach. Additionally, the property provides easy access to the town centre, bus routes, and local shops, making it a perfect option for those considering down sizing.

The property comprises: spacious lounge, kitchen, sun room, two double bedrooms and bathroom. Exterior: gardens and private parking. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and access to the loft.

Lounge:

15'5" x 11'6" (4.72m x 3.51m)

A spacious front facing room, gas fire, upvc double glazed bay window and two central heating radiators.

Kitchen:

12'5" x 7'3" (3.79m x 2.23m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, gas boiler, upvc double glazed window and central heating radiator.

Sun room:

10'11" x 9'5" (3.34m x 2.89m)

Over looking the garden, built in storage cupboard, plumbing for washing machine and central heating radiator.

Bedroom:

14'6" x 11'3" (4.42m x 3.43m)

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

Bedroom:

11'10" x 8'9" (3.61m x 2.68m)

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

Bathroom:

8'8" x 6'2" (2.65m x 1.90m)

Comprises walk in shower with plumbed in shower, wc and wash hand basin. Full wall tiled, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a private parking area and gated side access to the rear garden.

Garden:

To the rear of the property is a fenced enclosed garden. Paved to lawn with borders of shrubs and bushes. A timber built shed.

Notes:

Council tax band: B

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.



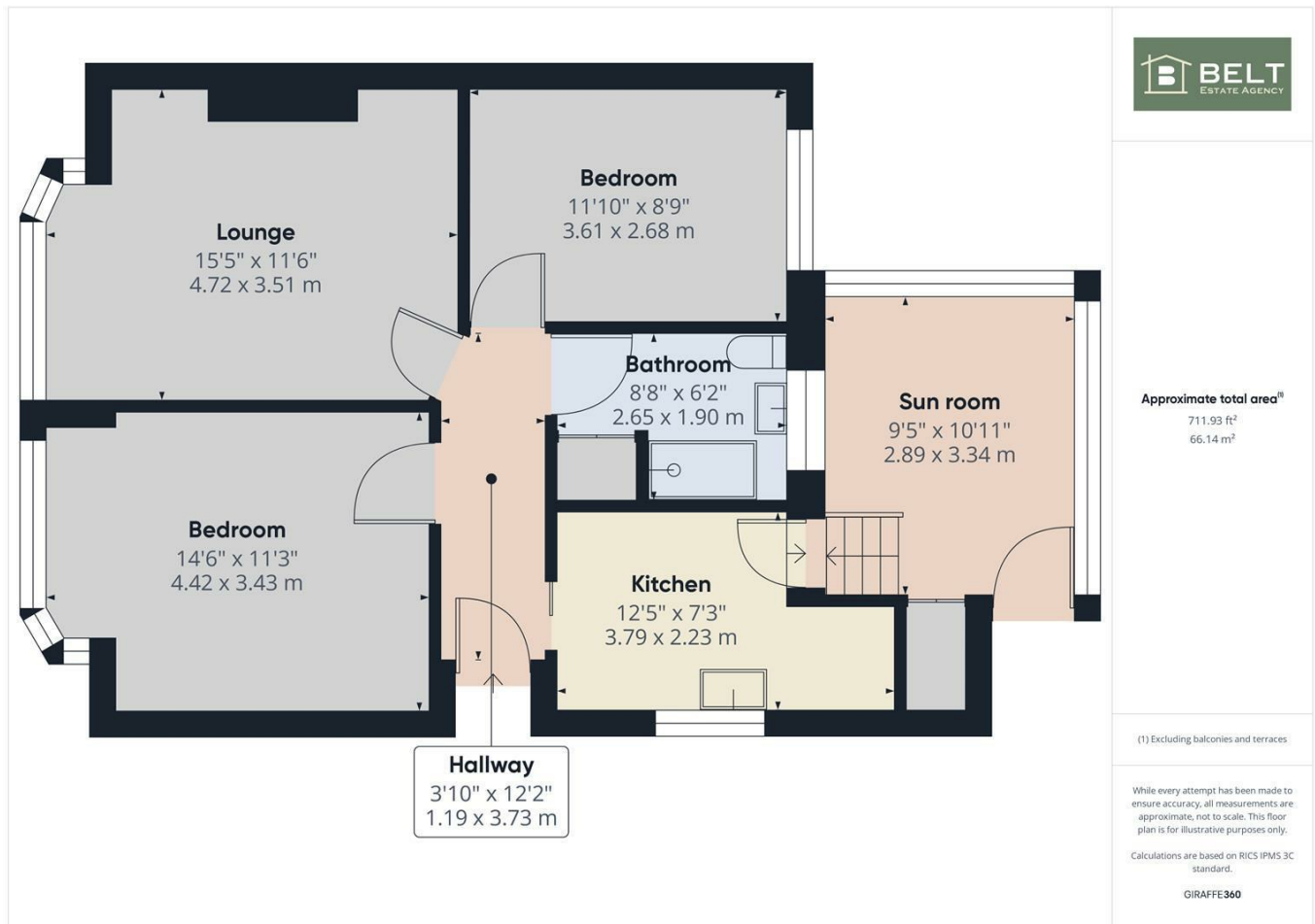
Road Map

Hybrid Map

Terrain Map



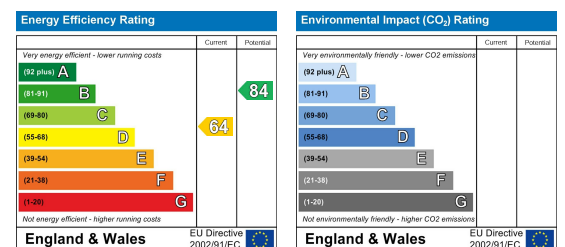
Floor Plan



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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