



**4 St. Columba Road, Bridlington, YO16 6QX**

**Price Guide £265,000**



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Located on the charming St. Columba Road in Bridlington, this delightful semi-detached bungalow built in 1935 offers a perfect blend of character and modern living. Boasting a spacious layout with four generously sized double bedrooms, a open plan kitchen/dining/living area overlooking the garden, this property is ideal for family living or multi-generational households.

Situated in this prime residential location, just off Fortyfoot on the north side of Bridlington with easy access to north foreshore (approximately half a mile), the town centre, local shops, schools and bus routes.

The property comprises: Ground floor: modern open plan/kitchen/dining/living, office/utility, wc, three double bedrooms and modern bathroom. First floor: a further spacious double bedroom. Exterior: gardens, home office/garden room and private driveway with ample parking. Upvc double glazing and gas central heating.

### Entrance:

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

### Open plan kitchen/dining/living:

8.36m x 5.31m

### Kitchen:

Fitted with a range of modern base and wall units, central island, solid wood worktops, sink unit, electric Hotpoint double oven, gas hob with stainless steel extractor over. Part wall tiled, integrated dishwasher, space for fridge/freezer and two upvc double glazed windows.

### Lounge/diner:

A spacious room overlooking the garden, upvc double glazed window, two central heating radiators and upvc double glazed french doors.

### Office/utility:

7'4" x 7'2" (2.24m x 2.19m)

Plumbing for washing machine, built in desk, central heating radiator, upvc double glazed door onto the garden and upvc double glazed door onto the front elevation.

### Wc:

6'6" x 3'4" (2.00m x 1.03m)

Wc, wash hand basin with vanity unit, extractor, upvc double glazed window and central heating radiator.

### Bedroom:

14'8" x 10'7" (4.48m x 3.24m)

A front facing double room, built in hanging space and shelves. Upvc double glazed window and central heating radiator.

### Bedroom:

12'5" x 11'11" (3.79m x 3.64m)

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

### Bathroom:

7'11" x 5'10" (2.43m x 1.79m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and vertical radiator.

### Bedroom:

10'5" x 8'6" (3.18m x 2.61m)

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

### First floor:



### Bedroom:

16'7" x 13'10" (5.06m x 4.22m)

A spacious front facing double room, access to the eaves for storage, two upvc double glazed windows and central heating radiator.

### Exterior:

To the front of the property is a walled garden area with lawn. Private paved driveway with ample parking.

### Garden:

To the rear of the property is a fenced, enclosed garden. Paved patio to lawn, gazebo with further paved patio, borders of shrubs and bushes. A timber built shed and home office/garden room with 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



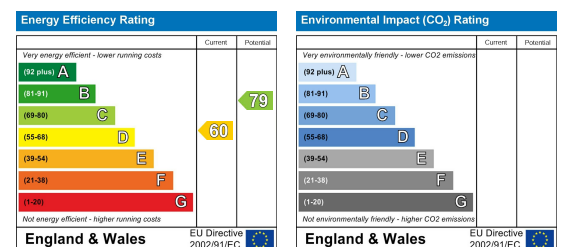
## Floor Plan



## 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



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