



9 Sirius Court, Bridlington, YO16 4EG

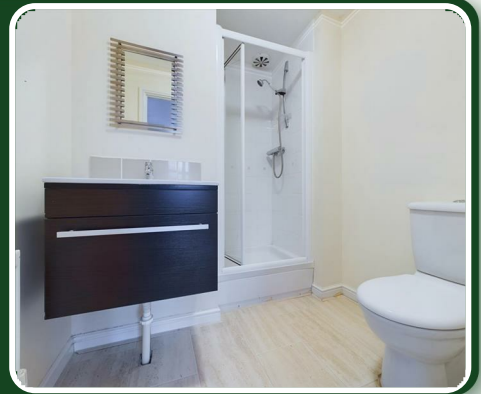
Price Guide £179,950



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A four bedroom three storey modern town house with spacious living accommodation. Located in this modern development close to the junction of Brett Street and Quay Road convenient for local schools, shops, access to town and bus routes. Ideal for a family/first time buyer.

The property comprises: Ground floor: dining room and kitchen/diner. First floor: lounge, bedroom and one en-suite. Second floor: three bedrooms and bathroom. Exterior: garden, garage.

Entrance:

Composite door into inner hall, tiled floor, central heating radiator and staircase to first floor.

Cloakroom:

6'7" x 3'1" (2.02m x 0.96m)

Wc, wash hand basin, extractor and central heating radiator.

Dining room/snug:

9'10" x 9'9" (3.01m x 2.98m)

A front facing room, oak flooring, understairs storage cupboard, upvc double glazed window and central heating radiator.

Kitchen/diner:

14'5" x 9'11" (4.41m x 3.04m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, gas boiler, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the garden.

First floor:

Built in storage cupboard housing hot water store, central heating radiator.

Lounge:

14'5" x 9'11" (4.41m x 3.03m)

A rear facing room, modern electric wall mounted fire, two upvc double glazed windows and two central heating radiators.

Bedroom:

14'6" x 9'11" (4.43m x 3.03m)

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

En-suite:

6'6" x 6'2" (1.99m x 1.88m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor and central heating radiator.

Second floor:

Bedroom:

14'7" x 9'11" (4.45m x 3.04m)

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

Bedroom:

10'0" x 7'0" (3.06m x 2.14m)

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

Bedroom:

9'11" x 7'3" (3.04m x 2.21m)

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

Bathroom:

7'0" x 5'7" (2.14m x 1.71m)

Comprises bath, wc and wash hand basin. Part wall tiled, extractor and central heating radiator.

Garden:

To the rear of the property is a fenced garden. Decked patio to slate and paved patio, pebbled borders.

Exterior:

To the front of the property is a open plan pebbled garden. Access to the garage.

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



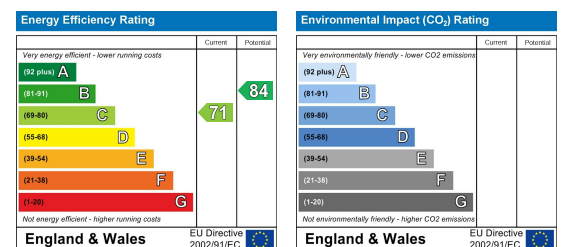
Floor Plan



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.