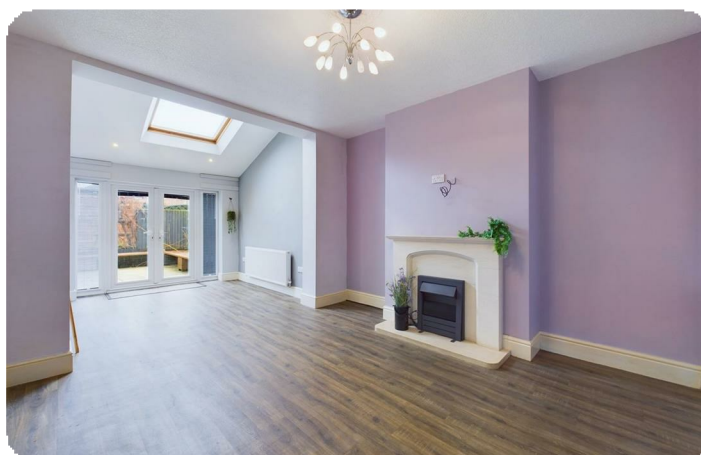




**10 St. Stephen Road, Bridlington, YO16 4DP**

**Price Guide £220,000**



# 10 St. Stephen Road

Bridlington, YO16 4DP

## Price Guide £220,000



A deceptively spacious three bedroom semi-detached house located just off Queensgate in this popular residential location. The property is close to Dukes Park, Queensgate Park, plus convenient access into town centre. Also close by are schools, nursery school and East Riding college. Approximately half a mile away from walks along the Promenade with access to the cliff tops and north beach. The property comprises: Ground floor: lounge, extended dining room, kitchen and cloakroom. First floor: three bedrooms and modern bathroom. Exterior: private parking and rear garden. Upvc double glazing and gas central heating.

### Entrance:

Upvc double glazed door into inner hall, stain glass window, built in storage cupboards and central heating radiator.

### Lounge:

12'5" x 12'4" (3.80m x 3.78m)

A front facing room, electric fire with marble surround, upvc double glazed bay window and central heating radiator.

### Dining room:

22'8" x 11'10" (6.91m x 3.63m)

An extended rear facing room, electric fire in a modern surround, central heating radiator and upvc double glazed french doors onto the garden.

### Kitchen:

15'0" x 6'9" (4.58m x 2.08m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, gas combi boiler, upvc double glazed window, plumbing for dishwasher and washing machine, integrated fridge/freezer.

### Cloakroom:

7'8" x 2'7" (2.34m x 0.79m)

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

### First floor:

Upvc double glazed window and built in storage cupboards.

### Bedroom:

12'5" x 9'3" (3.79m x 2.83m)

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

### Bedroom:

12'5" x 9'10" (3.80m x 3.02m)

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

### Bedroom:

9'0" x 6'11" (2.76m x 2.13m)

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

### Bathroom:

9'6" x 6'9" (2.92m x 2.07m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall tiled, wall panelling, extractor, shaver socket, upvc double glazed window, central heating radiator and chrome ladder radiator.



### Exterior:

To the front and side of the property is private car parking.

### Garden:

To the rear of the property is a low maintenance, fenced enclosed garden, borders of seating, shrubs and bushes. Large garden room which is insulated with electric, TV point and canopy.

### 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



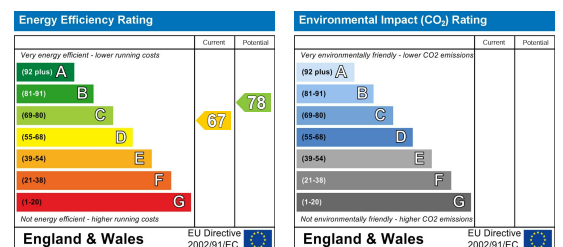
## Floor Plan



## 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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