



31 New Burlington Road, Bridlington, YO15 3HT

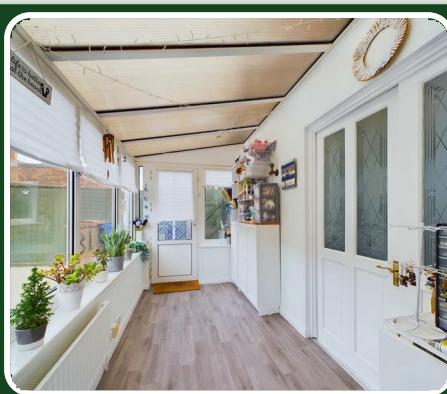
Price Guide £169,950



31 New Burlington Road

Bridlington, YO15 3HT

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Welcome to this semi-detached house on New Burlington Road with three bedrooms plus an occasional loft room, there's flexibility in how you can utilise the space to suit your needs.

The property features a modernised interior with a stylish living space, which has been upgraded by the current owner. Situated in a handy location close to the town centre, supermarkets, train station, access to the south beach and harbour.

The property comprises: Ground floor: lounge, modern kitchen, dining room, upvc conservatory and wc. First floor: three bedroom, modern bathroom and access to the occasional loft room. Exterior: gardens, private parking and garage. Upvc double glazing and gas central heating. Don't miss out on the opportunity to make this house your new home. Contact us today to arrange a viewing.

Entrance:

Composite door into inner hall, understairs storage cupboard and central heating radiator.

Lounge:

13'0" x 10'1" (3.98m x 3.08m)

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

Dining room:

12'0" x 10'9" (3.67m x 3.29m)

A rear facing room, central heating radiator, double doors into the conservatory and archway into the kitchen.

Kitchen:

8'6" x 7'1" (2.60m x 2.17m)

Fitted with a range of modern base and wall units, stainless

steel one and a half sink unit, part wall tiled, upvc double glazed window, plumbing for washing machine and dishwasher.

Upvc conservatory:

11'9" x 5'9" (3.59m x 1.76m)

Over looking the garden, central heating radiator, upvc double glazed windows and door.

Wc:

6'3" x 2'9" (1.92m x 0.84m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

First floor:

Upvc double glazed window, staircase to loft room.

Bedroom:

12'5" x 10'8" (3.80m x 3.27m)

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

Bedroom:

10'11" x 9'7" (3.34m x 2.93m)

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

Bedroom:

8'7" x 7'4" (2.64m x 2.26m)

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

Bathroom:

8'2" x 6'5" (2.51m x 1.97m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, extractor, built in storage cupboard housing gas combi boiler (fitted 2022), two upvc double glazed windows and stainless steel ladder radiator.

Occasional loft room:

15'6" x 10'3" (4.73m x 3.14m)

A spacious rear facing room, access to the eaves, velux window and central heating radiator.

Exterior:

To the front of the property is a walled pebbled garden area. Gated side access to the rear garden.

Garden:

To the rear of the property is a low maintenance garden, water point, hard standing for parking and garage.

Notes:

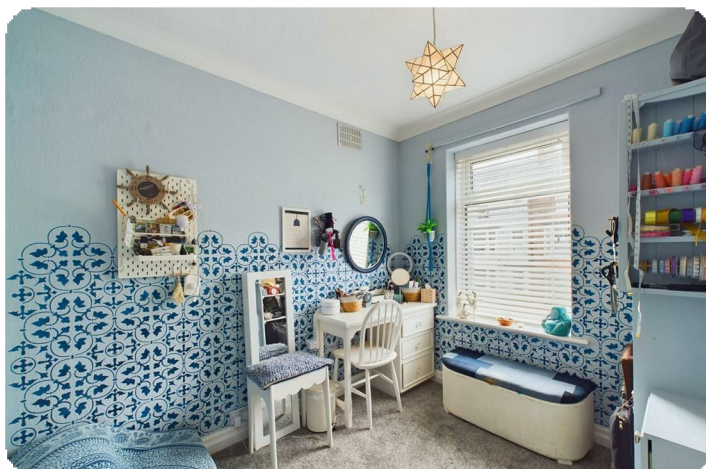
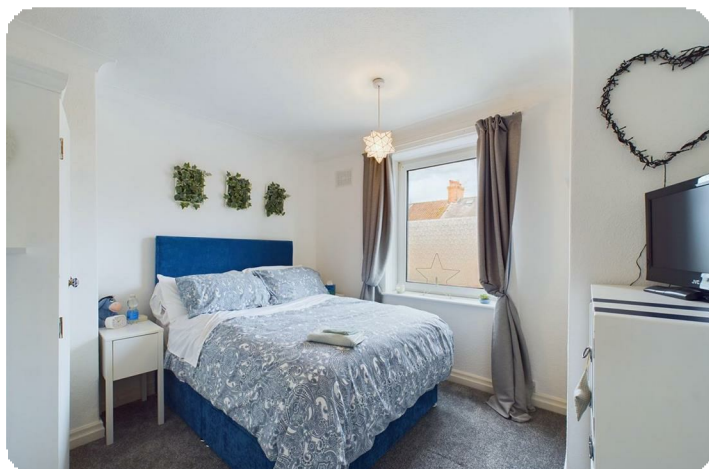
Council tax band: B

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:

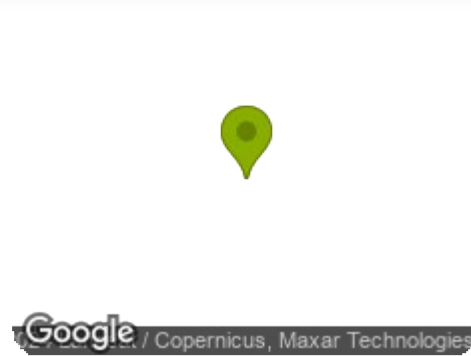
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



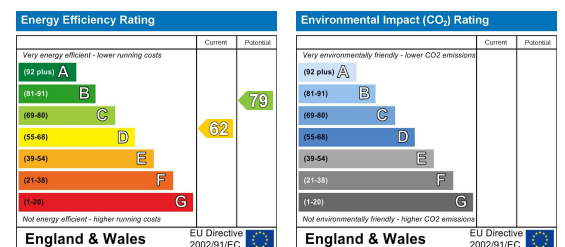
Floor Plan



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



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