



25 St. Martins Grove, Bridlington, YO16 4NS

Price Guide £129,950



25 St. Martins Grove

Bridlington, YO16 4NS

Price Guide £129,950



Situated in a cul-de-sac on St. Martins Grove, Bridlington, this well-presented semi-detached house is an ideal home for first-time buyers.

The layout of the home is designed to maximise comfort and convenience, making it an excellent choice for those looking to establish their first residence.

Situated just off Midway Avenue, this property boasts a good location that is close to a variety of amenities a secondary school, supermarkets, and a selection of restaurants, ensuring that daily needs are easily met. The town centre is within easy reach, offering a wider array of shops and services.

Don't miss the chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

10'9" x 9'8" (3.29m x 2.96m)

A front facing room, central heating radiator, upvc double glazed bay window with window seat and storage.

Kitchen/diner:

16'4" x 11'6" (4.98m x 3.51m)

Dining area:

Breakfast bar, understairs storage cupboard, space for fridge/freezer and central heating radiator.

Kitchen:

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, plumbing for washing machine, space for fridge, two upvc double glazed windows and upvc door onto the garden.

First floor:

Upvc double glazed window.

Bedroom:

11'1" x 9'2" (3.40m x 2.80m)

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

Bedroom:

10'3" x 9'9" (3.13m x 2.99m)

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

Bathroom:

7'1" x 4'0" (2.17m x 1.23m)

Comprises bath with plumbed in shower over, wash hand basin, full wall tiled, upvc double glazed window and central heating radiator.

Wc:

4'6" x 2'4" (1.39m x 0.72m)

Wc, upvc double glazed window.

Exterior:

To the front of the property is double gated access to a hard standing and side access to the rear garden.

Garden:

To the rear of the property is a fenced garden, raised patio area to lawn. A timber built shed.

Notes:

Council tax band: A

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

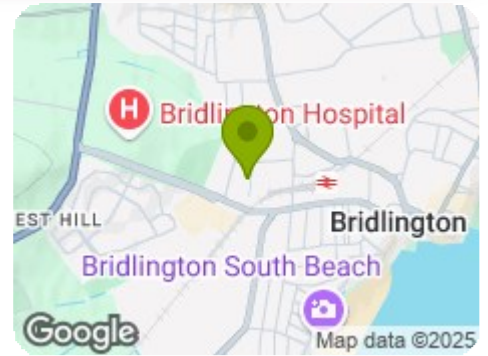
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result 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



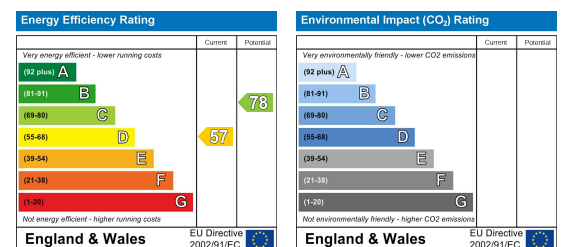
Floor Plan



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.