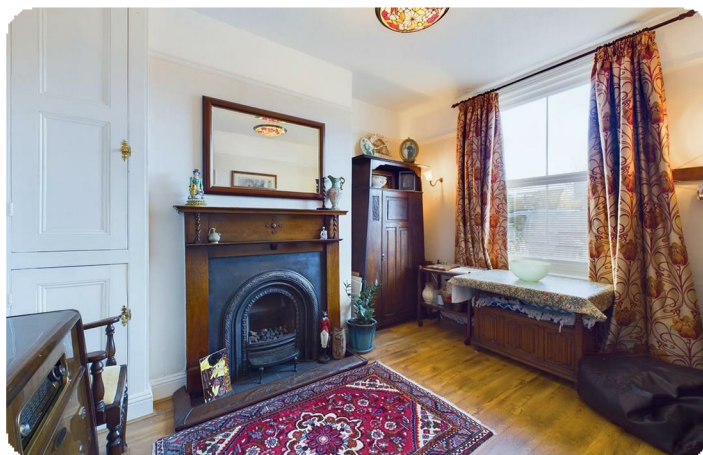




3 Scarborough Road, Bridlington, YO16 7PJ

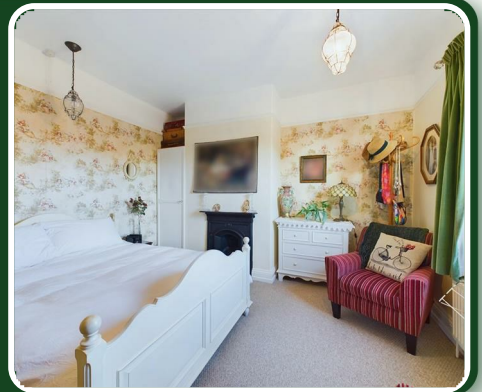
Price Guide £179,950



3 Scarborough Road

Bridlington, YO16 7PJ

Price Guide £179,950



Located in the charming Old Town of Bridlington, this beautifully presented mid-terrace house on Scarborough Road offers delightful traditional character.

The property is adorned with many period features, which add to its unique charm and appeal. Each room is generously sized, ensuring a comfortable living experience for all. Ideal for those seeking a permanent residence or a delightful holiday retreat.

The property comprises: Ground floor: lounge, dining room, kitchen, wc and garden room. First floor: two spacious double bedrooms and bathroom. Exterior: cottage style garden. Upvc double glazing and gas central heating.

To truly appreciate the warmth and character of this property, a viewing is essential. Whether you are seeking a new home or a holiday escape, this house presents an exceptional opportunity that should not be missed.

Entrance:

Upvc door into inner lobby. Door into inner hall, central heating radiator.

Lounge:

15'4" x 11'3" (4.68m x 3.43m)

A front facing room, gas fire with cast iron inset and wood surround. Upvc double glazed bay window and two central heating radiators.

Dining room:

12'2" x 9'1" (3.72m x 2.77m)

A front facing room, electric fire with cast iron inset and wood surround. Built in storage cupboards, upvc double glazed window and central heating radiator.

Kitchen:

10'3" x 10'2" (3.13m x 3.12m)

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

Rear hall:

Central heating radiator.

Wc:

5'3" x 2'11" (1.62m x 0.89m)

Wc, copper "Jam Pan" wash hand basin, full wall tiled and upvc double glazed window.

Garden room:

10'9" x 5'7" (3.29m x 1.71m)

A rear facing room over looking the garden, skylight window, upvc double glazed windows, central heating radiator and upvc double glazed patio doors.

First floor:

A spacious landing, upvc double glazed window.

Bedroom:

14'2" x 12'2" (4.34m x 3.71m)

A spacious front facing double room, period cast iron fireplace, built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

15'4" x 11'4" (4.68m x 3.46m)

A double aspect room, period cast iron fireplace, two upvc double glazed windows and central heating radiator.

Bathroom:

12'9" x 7'8" (3.91m x 2.34m)

Comprises free standing roll top bath with copper shower attachment, shower cubicle with cooper shower over, wc and wash hand basin. Part wall tiled, wall panelling, two upvc double glazed windows and central heating radiator.

Garden:

To the rear of the property is a cottage style garden. Decked patio with covered gazebo, block paving, borders of shrubs and bushes.

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



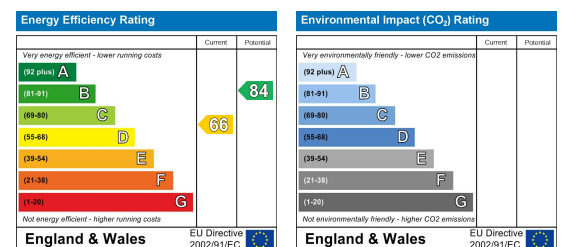
Floor Plan



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.



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