



12 East Road, Bridlington, YO15 3HN

Price Guide £179,950



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Welcome to East Road in the coastal town of Bridlington, this stunning mid-terraced house offers a perfect blend of modern living and convenient access to local amenities.

The property has been meticulously renovated to a high standard by the current owners, ensuring a comfortable and stylish home for its new occupants.

The open-plan ground floor that seamlessly combines the two reception rooms, creating a spacious and airy atmosphere ideal for both relaxation and entertaining. The well-appointed kitchen flows effortlessly into the living area, making it a delightful space for family gatherings or hosting friends.

The property is ideally situated, offering convenient access to the south foreshore, harbour, and promenade, making it perfect for those who enjoy coastal walks and seaside activities. Local schools, shops, and the town centre are all within easy reach, as are various bus routes, ensuring that everything you need is just a stone's throw away.

This beautifully renovated mid-terraced house on East Road is a fantastic opportunity for anyone seeking a modern home in a good location. With its spacious layout, private parking, garage and proximity to local amenities, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your own.

Entrance:

Upvc double doors into outer porch. Upvc double glazed door leads into lobby area with staircase to first floor and understairs office area.

Open plan living/dining/kitchen:

Lounge:

26'9" x 18'3" (8.17m x 5.58m)

A front facing room, open fire with feature brick surround,

media wall, oak flooring, upvc double glazed bay window and vertical radiator. Archway leads into:

Dining room:

A rear facing room, inset multi-fuel burning stove with feature brick surround, oak flooring, column radiator, built in storage cupboard and upvc patio doors onto the garden. Archway leads into:

Kitchen:

8'9" x 8'8" (2.67m x 2.66m)

Fitted with a range of modern base and wall units, under cupboard lighting, Quartz worktops, inset stainless steel sink unit, electric oven and induction hob with extractor over. Integrated microwave oven, fridge, freezer and dishwasher. Floor tiled, plumbing for washing machine and upvc double glazed window.

Wc:

4'3" x 2'10" (1.31m x 0.87m)

Wc, wall panelling and window.

First floor:

Bedroom:

11'10" x 11'2" (3.62m x 3.42m)

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

Bedroom:

10'0" x 9'11" (3.06m x 3.03m)

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

Bedroom:

9'3" x 6'9" (2.82m x 2.08m)

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

Bathroom:

8'8" x 6'9" (2.65m x 2.08m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Wall panelling, upvc double glazed window, chrome ladder radiator, built in storage cupboards one housing hot water store and one housing gas boiler.

Occasional loft room:

13'1" 12'9" (3.99m 3.91m)

Access to the eaves for storage, apex ceiling, velux window and electric radiator.

Exterior:

To the front of the property is a walled pebbled garden.

Garden:

To the rear of the property is a fenced garden. Raised decked patio, paving, lawn and access to the 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



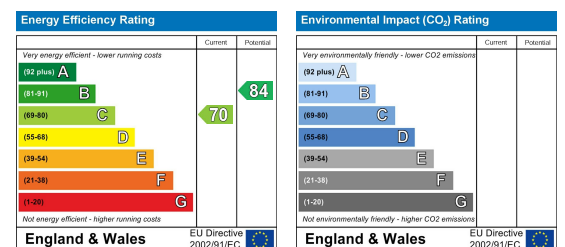
Floor Plan



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



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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