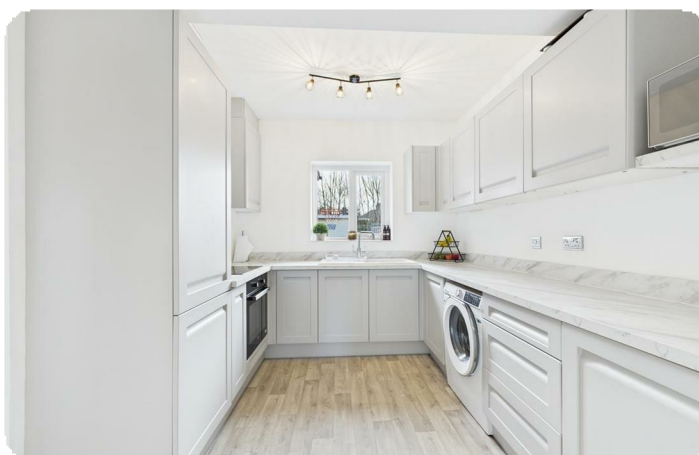




**54 St. Wilfred Road, Bridlington, YO16 4DU**

**Price Guide £185,000**





# 54 St. Wilfred Road

Bridlington, YO16 4DU

## Price Guide £185,000



Welcome to St. Wilfred Road in the coastal town of Bridlington, this beautifully renovated mid-terrace house presents an excellent opportunity for first-time buyers. Conveniently located off Queensgate, residents will enjoy easy access to Queensgate Park and nearby recreation grounds, making it an ideal setting for outdoor activities. Families will appreciate the proximity to both primary and secondary schools, as well as a nursery and college, all within a short walking distance. The town centre is also just a stone's throw away, offering a variety of shops, cafes, and amenities.

For those who enjoy the seaside, the property is approximately half a mile from the stunning North Beach. The property comprises: Ground floor: lounge, modern kitchen, dining room and sun room. First floor: three bedrooms and modern bathroom. Exterior: good size rear garden. Upvc double glazing and gas central heating. This delightful home, with its thoughtful renovations and prime location, is a perfect choice. Don't miss the chance to make this lovely house your new home.

### Entrance:

Composite door into inner hall, understairs storage cupboard, oak flooring, upvc double glazed window and central heating radiator.

### Lounge:

14'0" x 11'5" (4.28m x 3.50m)

A front facing room, inset fireplace, upvc double glazed bay window, central heating radiator and double doors into the dining room.

### Dining room:

A rear facing room, inset fireplace, two central heating radiators and archway into the sun room.

### Sun room:

9'9" x 8'5" (2.98m x 2.58m)

Over looking the garden, sky light, upvc double glazed window, central heating radiator and upvc double glazed french doors.

### Kitchen:

17'11" x 10'2" (5.48m x 3.11m)

Fitted with a range of modern base and wall units, ceramic sink unit, electric oven and hob. Integrated fridge/freezer, plumbing for washing machine, gas combi boiler and upvc double glazed window.

### First floor:

Access to boarded loft space by drop down ladder.

### Bedroom:

13'6" x 11'9" (4.14m x 3.60m)

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

### Bedroom:

10'9" x 9'2" (3.30m x 2.81m)

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

### Bedroom:

9'7" x 6'3" (2.94m x 1.91m)

A front facing single room, deep built in storage cupboard, upvc double glazed window and central heating radiator.

### Bathroom:

7'5" x 6'3" (2.27m x 1.92m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a walled garden with slate and paved pathway.

### Garden:

To the rear of the property is a good size fenced garden. Decked patio, lawn, paved patio and large summer house with power.

### Notes:

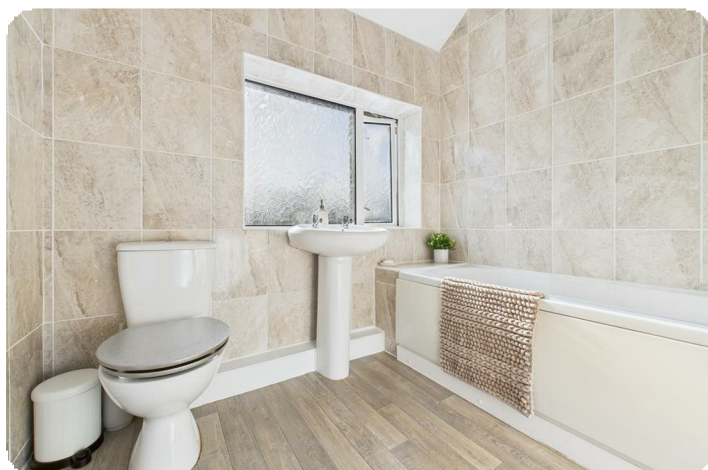
Council tax band: B

### 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



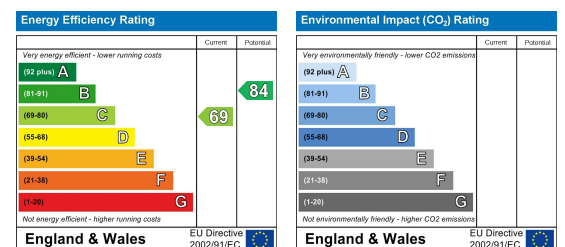
## Floor Plan



## 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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