



15 Church Green, Bridlington, YO16 7JX

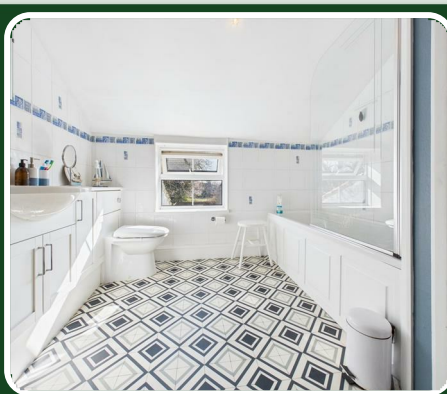
Price Guide £265,000



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Welcome to the Old Town of Bridlington, this Grade II listed cottage on Church Green presents a unique opportunity to own a piece of history. With its picturesque views of the Church Green, the Priory Church, and the Bayle Gate, this property is not only a home but a gateway to the rich heritage of the area.

The cottage boasts two reception rooms, perfect for entertaining guests or enjoying quiet evenings with family, three well-proportioned bedrooms and two bathrooms.

Retaining many period features, this home exudes character and charm, allowing you to appreciate the craftsmanship of a bygone era while enjoying modern comforts. Whether you are seeking a permanent residence or a delightful holiday home, this property has previously served as a successful holiday let, showcasing its versatility.

With no ongoing chain, you can move in with ease and start enjoying all that this beautiful cottage and its surroundings have to offer.

Entrance:

Door into inner hall, feature tiled floor and two central heating radiators.

Lounge:

12'0" x 11'7" (3.68m x 3.55m)

A front facing room, feature gas fire, sash window, central heating radiator and archway into the dining room.

Dining room:

12'6" x 10'8" (3.82m x 3.26m)

A rear facing room, sash window and central heating door.

Kitchen:

16'7" x 8'0" (5.08m x 2.44m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, understairs storage cupboard, exposed beams, integrated fridge, dishwasher and washing machine. Sash window, central heating radiator, chrome ladder radiator and door onto the rear garden.

First floor:

Built in storage cupboard and central heating radiator.

Bedroom:

13'4" x 11'8" (4.07m x 3.58m)

A front facing double room, built in wardrobes, sash window and central heating radiator.

Bedroom:

10'9" x 8'7" (3.29m x 2.64m)

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

Bathroom:

8'7" x 8'7" (2.64m x 2.62m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, built in storage cupboard with gas combi boiler, upvc double glazed window and stainless steel ladder radiator.

Second floor:

Bedroom:

13'7" x 10'0" (4.15m x 3.07m)

A spacious double aspect room, exposed beams, built in wardrobes, two velux windows, sash window and two central heating radiators.

En-suite:

7'3" x 3'8" (2.22m x 1.12m)

Comprises a modern suite, shower cubicle with electric shower, wc, wash hand basin with vanity unit, part wall tiled and extractor.

Garden:

To the rear of the property is a private fence enclosed garden.

Exterior:

To the rear of the property is a fenced low maintenance paved garden.

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.

