



**43 St. Johns Walk, Bridlington, YO16 4HH**

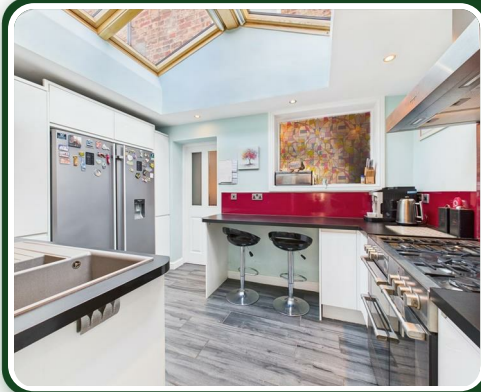
**Price Guide £139,950**



# 43 St. Johns Walk

Bridlington, YO16 4HH

**Price Guide £139,950**



Welcome to St. Johns Walk in Bridlington, a beautifully modernised end-terrace house presents an excellent opportunity for first-time buyers.

The property features two reception rooms, perfect for entertaining guests or enjoying quiet family evenings. A modern kitchen, utility and bathroom. Three spacious double bedrooms, ensuring ample room for a family.

The layout is thoughtfully designed and extended to maximise space and light, creating a warm and welcoming atmosphere throughout.

Its convenient location means that local schools, shops, supermarkets, and the train station are all within easy reach, making daily errands and commutes a breeze. Additionally, the town centre is just a short distance away, offering a variety of amenities.

Do not miss the chance to make this lovely house your new home.

## **Entrance:**

Upvc double glazed door leads into the lounge.

## **Lounge:**

13'3" x 11'11" (4.04m x 3.65m )

A front facing room, inset log burning stove, upvc double glazed window, central heating radiator and double doors into the dining room.

## **Dining room:**

11'11" x 10'7" (3.65m x 3.23m )

A rear facing room, understairs storage cupboard, window, central heating radiator and staircase to the first floor.

## **Kitchen:**

12'0" x 7'11" (3.68m x 2.42m )

Fitted with a range of modern base and wall units, composite sink unit, stainless steel extractor, breakfast bar, under floor heating, space for fridge/freezer, velux window and integrated microwave.

## **Utility:**

8'0" x 4'9" (2.45m x 1.46m )

Fitted with modern base and wall units, gas combi boiler, plumbing for washing machine and upvc double glazed door onto the rear courtyard.

## **Bathroom:**

8'3" x 6'11" (2.54m x 2.12m )

Comprises modern suite, bath with shower attachment, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor and upvc double glazed window.

## **First floor:**

### **Bedroom:**

11'11" x 10'11" (3.65 x 3.34m )

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

### Bedroom:

12'0" x 8'0" (3.67 x 2.46m )

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

### Second floor:

### Bedroom:

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

### Exterior:

To the front of the property is a small fenced garden.  
To the rear of the property is a low maintenance fenced courtyard with covered gazebo, water and power point.

### 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



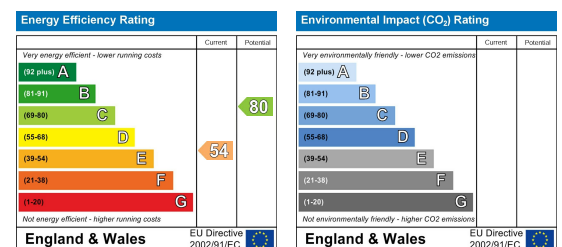
## Floor Plan



## 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.