



34 Partridge Close, Bridlington, YO15 3LQ

Price Guide £189,950



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Welcome to Partridge Close, Bridlington, a three bedroom semi detached house in a prime southside location. Built in 1996, the property is well maintained throughout, making it an ideal choice for first-time buyers or those looking to downsize.

The house features two reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, there is plenty of room for family or guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the generous parking arrangement, along with a garage for additional storage or secure parking.

The absence of an ongoing chain means that you can move in without delay, allowing for a smooth transition.

The location is also a significant advantage, offering a peaceful residential setting while remaining close to local amenities and the beautiful coastline that Bridlington is known for.

Don't miss the chance to make this lovely property your own.

Entrance:

Upvc double glazed door into inner hall, upvc double glazed window and central heating radiator.

Wc:

5'8" x 2'6" (1.73 x 0.77m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Lounge:

15'6" x 14'4" (4.74 x 4.38m)

A front facing room, gas fire in a modern surround, upvc

double glazed window, two central heating radiators and staircase to first floor.

Kitchen/diner:

14'4" x 8'2" (4.39 x 2.50m)

Fitted with a range of base and wall units, sink unit, plumbing for washing machine, gas combi boiler, part wall tiled, floor tiled and space for a fridge/freezer. Understairs storage cupboard, two upvc double glazed windows, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

9'0" x 8'8" (2.75 x 2.65m)

Over looking the garden, tiled floor and french doors.

First floor:

Upvc double glazed window.

Bedroom:

13'1" x 8'4" (3.99 x 2.55m)

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

Bedroom:

10'7" x 8'0" (3.24 x 2.44m)

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

Bedroom:

7'0" x 5'10" (2.15 x 1.78m)

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

Bathroom:

6'1" x 5'5" (1.86 x 1.67m)

Comprises bath with electric shower over, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a block paved parking area.
To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a fenced private garden. Paved patio to lawn, borders of shrubs and bushes.

Garage:

Up and over door.

Notes:

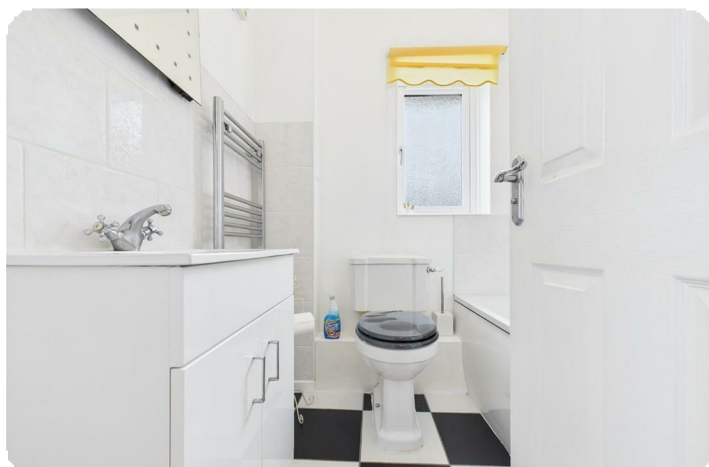
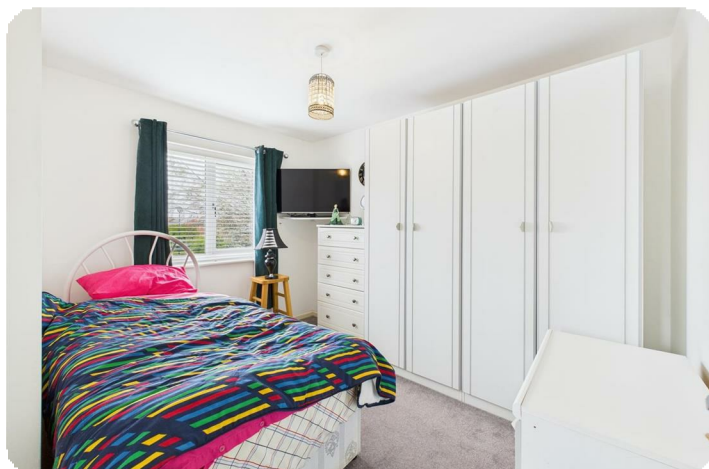
Council tax band C

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



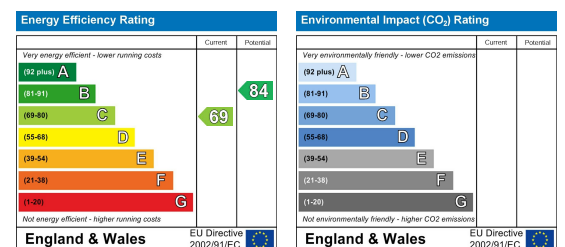
Floor Plan



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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