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14 St Thomas Road, Bridlington, YO16 4EB

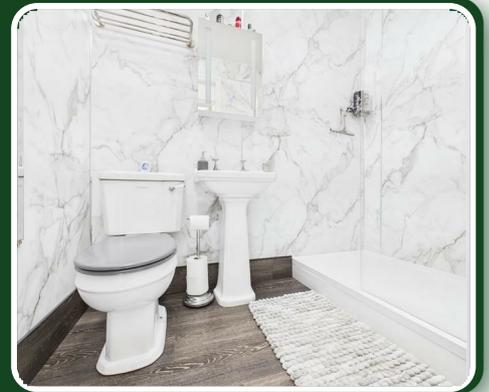
Price Guide £290,000



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Welcome to St Thomas Road in the coastal town of Bridlington, this beautifully modernised detached house presents an ideal family home. With four well-proportioned bedrooms and two bathrooms, this property offers ample space for family living and entertaining.

Upon entering, you will find two inviting reception rooms that provide a warm and welcoming atmosphere, perfect for both relaxation and social gatherings. The heart of the home is undoubtedly the modern kitchen/diner, which has been thoughtfully designed to cater to the needs of contemporary family life.

The property has been re-decorated throughout, ensuring it is fresh and appealing ready for you to move in and make your own. Its deceptively spacious layout allows for comfortable living, with plenty of room for everyone to enjoy their own space.

One of the standout features of this home is the beautiful rear garden, which basks in sunlight, creating a perfect outdoor retreat for family gatherings, gardening, or simply unwinding after a long day. Additionally, the property offers private parking and a garage, adding to the convenience of this lovely home.

The property is only a short distance from Dukes Park, Queensgate Park, and offers convenient access to the town centre. Nearby amenities include schools, a nursery school, and East Riding College. Approximately half a mile away are scenic walks along the Promenade, with access to the cliff tops and North Beach.

This property is an excellent choice for families seeking a new place to call home in Bridlington.

Entrance:

Composite door into inner lobby. Door into a spacious inner hall, upvc double glazed window, deep built in cloaks cupboard and central heating radiator.

Wc:

3'8" x 3'8" (1.14m x 1.13m)

Wc, wash hand basin.

Kitchen/diner:

18'5" x 10'7" (5.63m x 3.25m)

Fitted with a range of new base units, solid wood worktops, ceramic one and a half sink unit, electric oven and hob with extractor over. Integrated dishwasher, space for fridge/freezer, vertical radiator and upvc double glazed patio doors onto the garden.

Dining area:

19'4" x 8'5" (5.91m x 2.57m)

Over looking the garden, two upvc double glazed windows, central heating radiator and upvc double glazed patio doors. Archway into the lounge.

Lounge:

18'7" x 10'3" (5.67m x 3.13m)

A rear facing room, open fire with cast iron inset and composite surround. Upvc double glazed window and central heating radiator.

Side hall:

11'10" x 10'7" (3.63m x 3.24m)

Upvc double glazed porch, central heating radiator, understairs storage cupboard and central heating radiator.

Bedroom:

14'6" x 9'1" (4.43m x 2.78m)

A front facing double room, modern electric wall mounted fire, built in cupboard and shelves. Upvc double glazed window and central heating radiator.

First floor:

Upvc double glazed window.

Bedroom:

11'9" x 9'3" (3.59m x 2.83m)

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

En-suite:

7'2" x 4'2" (2.19m x 1.28m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Wall panelling, extractor and chrome ladder radiator.

Bedroom:

10'2" x 8'8" (3.12m x 2.66m)

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

Bedroom:

10'8" x 8'0" (3.27m x 2.46m)

A front facing double room, built in wardrobes, cupboards and drawers. Gas combi boiler and upvc double glazed window.

Bathroom:

8'9" x 5'9" (2.67m x 1.76m)

Comprises a modern suite, walk in shower with plumbed in shower over, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window, ladder radiator and column radiator.

Exterior:

To the front of the property is a walled pebbled garden.
To the side elevation is a private pebbled driveway for parking.

Garden:

To the rear of the property is a sunny private garden. Raised decked patio, pebbled areas, lawn, borders of trees, shrubs and bushes. A pond and large timber built shed.

Garage:

Up and over, plumbing for washing machine, power and lighting.

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:

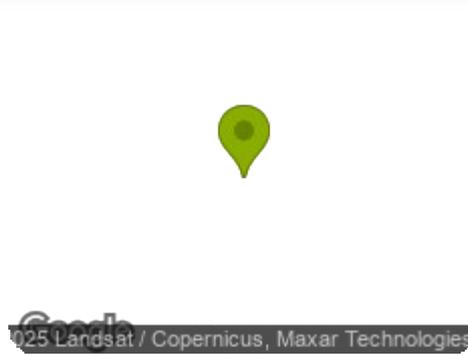
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



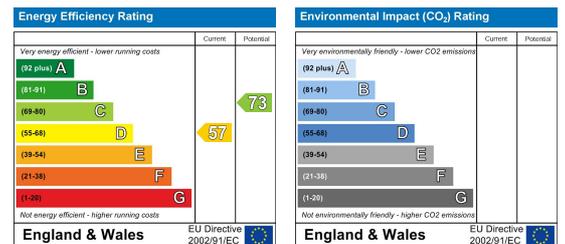
Floor Plan



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



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