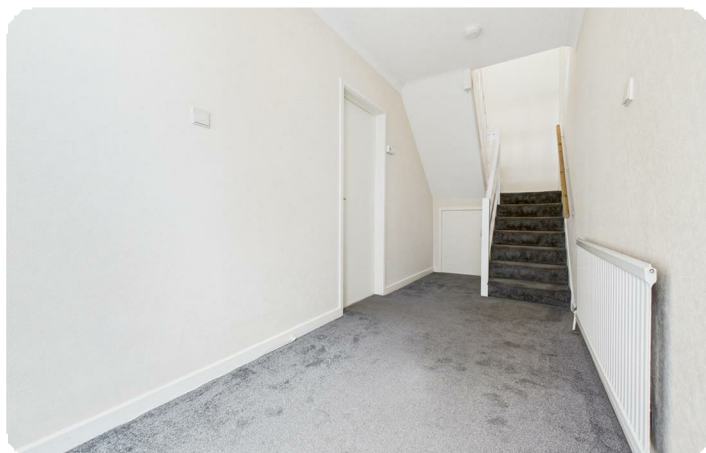




82 St. Wilfred Road, Bridlington, YO16 4DU

Price Guide £180,000



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Welcome to St. Wilfred Road in Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers seeking a spacious home.

Conveniently situated off Queensgate, offering residents easy access to Queensgate Park and nearby recreational grounds, making it an excellent location for outdoor activities. Families will value the close proximity to both primary and secondary schools, along with a nursery and college, all within a short walking distance. The town centre is also just a short distance away, providing a variety of shops, cafes, and amenities.

The absence of an ongoing chain, allowing for a smoother and quicker transition into your new home.

Entrance:

Upvc double glazed door into a spacious inner hall, understairs storage cupboard and central heating radiator.

Lounge:

18'2" x 11'10" (5.54m x 3.62m)

A spacious rear facing room, electric fire in a modern surround, two upvc double glazed windows and central heating radiator.

Kitchen/diner:

15'5" x 9'11" (4.70m x 3.03m)

Fitted with range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine, two upvc double glazed windows, central heating radiator and courtesy door into the garage.

First floor:

A spacious landing, upvc window and central heating radiator

Bedroom:

15'5" x 10'9" (4.72m x 3.28m)

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

Bedroom:

11'10" x 10'5" (3.63m x 3.19m)

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

Bedroom:

15'5" x 6'11" (4.72m x 2.13m)

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

Bathroom:

11'10" x 5'5" (3.63m x 1.66m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

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

Garden:

To the rear of the property is a private south facing fenced garden. Patio area to lawn with established borders of shrubs and bushes.

Garage:

Up and over door, gas combi boiler, power and lighting.

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

Road Map

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Terrain Map

Road Map

Hybrid Map

Terrain Map

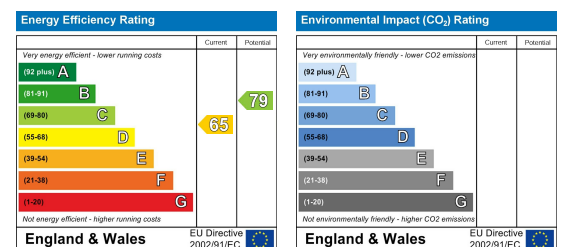


Floor Plan



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.



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.