



1 Pasture Rise, Bridlington, YO16 4QT

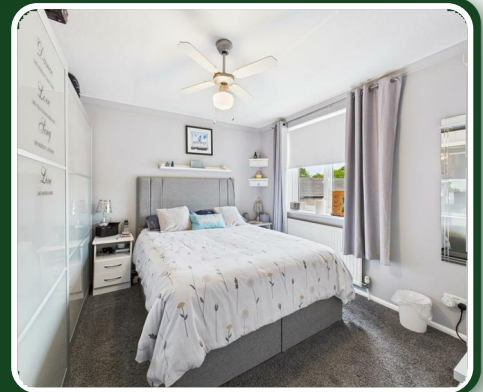
Price Guide £230,000



I Pasture Rise

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Welcome to Pasture Rise in Bridlington, a detached house that offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house is well presented throughout, ensuring that you can move in with ease and start enjoying your new home immediately. The south-facing rear garden is a highlight, offering a sunny space for outdoor activities, gardening, or simply unwinding in the fresh air.

Situated close to the amenities of the Old Town, residents will appreciate the easy access to local shops, including newsagents and a pharmacy, as well as a variety of eateries, galleries, and public houses.

Don't miss the chance to make this lovely house your new home.

Entrance:

Upvc double glazed door sliding door into outer porch. Composite door into inner hall, central heating radiator.

Lounge:

12'8" x 12'6" (3.88m x 3.82m)

A front facing room, modern fireplace, upvc double glazed window and central heating radiator. Archway into the dining area.

Dining area:

9'10" x 7'10" (3.02m x 2.41m)

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

Kitchen:

10'5" x 9'3" (3.20m x 2.83m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven and hob. Part wall tiled, understairs storage cupboard, space for fridge, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

First floor:

Built in storage cupboard, upvc double glazed window and access to boarded loft space.

Bedroom:

11'7" x 10'4" (3.54m x 3.17m)

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

Bedroom:

11'6" x 9'3" (3.51m x 2.83m)

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

Bedroom:

8'5" x 9'2" (2.59m x 2.80m)

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

Bathroom:

6'10" x 5'4" (2.09m x 1.65m)

Comprises a modern suite, Jacuzzi bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full

wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden area with lawn and borders of shrubs and bushes.

Private block paved driveway for parking leading to the garage.

Gated side access to rear garden.

Garden:

To the rear of the property is a south facing enclosed garden. Raised block paved and decked patio to lawn with borders of shrubs and bushes. Two power points, water point and timber built summer house.

Garage:

16'7" x 8'6" (5.06m x 2.60m)

Electric roller door, gas combi boiler fitted in 2024, power and lighting.

Notes:

Council tax band: C

The property has solar panels which are owned.

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



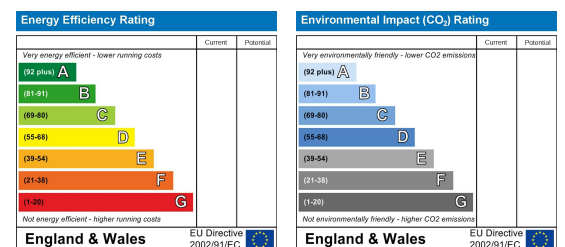
Floor Plan



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.