



## 45 Thornton Road, Bridlington, YO16 4RA

Price Guide £185,000



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Welcome to Thornton Road in the coastal town of Bridlington, this beautifully modernised terraced house presents an ideal family home.

With four well-proportioned bedrooms, including a dormer extension that adds both space and style, this property is designed to accommodate the needs of a growing family. The addition of a second bathroom enhances convenience, ensuring that morning routines run smoothly.

The heart of the home is undoubtedly the modern kitchen/diner, which has been thoughtfully designed to cater to both family life and entertaining.

The lovely rear garden offers an outdoor space, ideal for children to play or for hosting summer barbecues with friends and family. Located with easy access to a variety of local amenities. Families will appreciate the proximity to schools, a parade of shops, and a supermarket, all just a short stroll away. Bridlington's hospital is also within easy reach, along with reliable bus routes that connect you to the wider area.

This terraced house on Thornton Road is an excellent opportunity for families looking for a modern, spacious, and well-located home in Bridlington, with its thoughtful renovations and proximity to essential amenities.

#### **Entrance:**

Composite door into inner hall, tiled floor and central heating radiator.

#### **Kitchen/diner:**

16'10" x 11'0" (5.14m x 3.36m)

Fitted with a range of modern base and wall units, solid wood worktops, ceramic one and a half sink unit, electric oven and hob with extractor over. Integrated fridge/freezer and dishwasher. Engineered wood flooring, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

#### **Lounge:**

16'8" x 9'6" (5.09m x 2.91m)

A double aspect room, gas fire with marble inset and wood surround. Two upvc double glazed windows and central heating radiator.

#### **First floor:**

Upvc double glazed window and central heating radiator.

#### **Bedroom:**

13'3" x 8'0" (4.04m x 2.46m)

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

#### **Bedroom:**

11'0" x 8'3" (3.37m x 2.54m)

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

#### **Bedroom:**

10'6" x 8'3" (3.21m x 2.54m)

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

#### **Bathroom:**

9'1" x 5'3" (2.79m x 1.62m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Wall panelling, tiled floor, extractor, upvc double glazed window and chrome ladder radiator.

#### **Second floor:**

Upvc double glazed window.

#### **Bedroom:**

11'6" x 10'10" (3.53m x 3.32m)

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

## **Bathroom:**

7'4" x 6'4" (2.25m x 1.95m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Floor tiled, part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

## **Dressing room:**

9'10" x 5'1" (3.01m x 1.57m)

Velux window and access to the eaves.

## **Exterior:**

To the front of the property is a open plan garden with lawn.

## **Garden:**

To the rear of the property is a beautiful enclosed garden. Paving, decked patio, lawn, borders of hedges, shrubs and bushes. Two timber built sheds, brick built outbuilding with wc and brick built outbuilding with utility area and plumbing for washing machine.

## **Notes:**

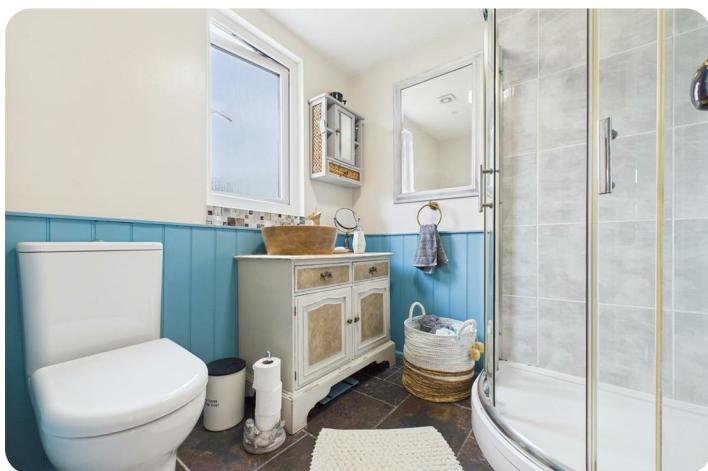
Council tax band: A

## **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:**

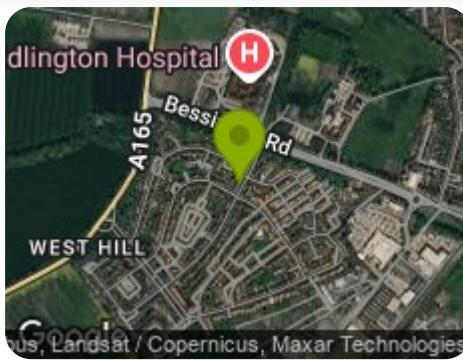
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



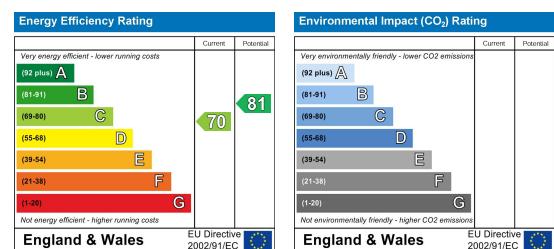
## Floor Plan



## 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.