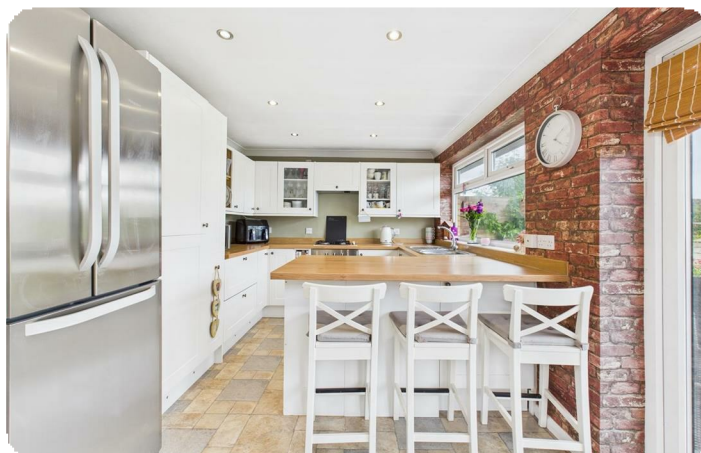




23 Barley Rise, Bridlington, YO16 6UU

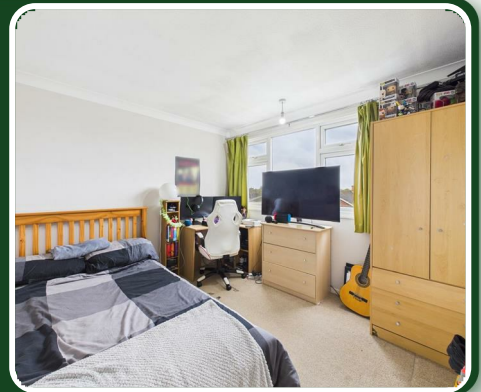
Price Guide £199,950



23 Barley Rise

Bridlington, YO16 6UU

Price Guide £199,950



Welcome to the desirable Barley Rise in Bridlington, a semi-detached house that presents an excellent opportunity for first-time buyers.

The property boasts three well-proportioned bedrooms, a comfortable reception room, and a bathroom, making it a perfect starter home.

One of the standout features of this residence is the generous rear garden, which offers ample space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property provides parking for up to three vehicles, ensuring convenience for residents and guests alike.

Situated in a prime residential location on the north side of Bridlington, this home is conveniently close to local shops, restaurants, and public houses. The nearby bus routes provide easy access to the wider area, while the charming Sewerby village and the stunning north beach, along with scenic cliff top walks, are just a stone's throw away.

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

Entrance:

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

Lounge:

13'0" x 11'1" (3.98m x 3.40m)

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

Kitchen/diner:

16'11" x 9'4" (5.18m x 2.87m)

Fitted with a range of base and wall units, breakfast bar, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Space for fridge/freezer, built in utility storage cupboard with space for washing machine and gas combi boiler. Two upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the rear garden.

First floor:

Access to part boarded loft space.

Bedroom:

12'11" x 10'4" (3.94m x 3.16m)

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

Bedroom:

10'2" x 9'3" (3.12m x 2.83m)

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

Bedroom:

9'11" x 6'4" (3.04m x 1.94m)

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

Bathroom:

6'3" x 5'5" (1.92m x 1.66m)

Comprises bath with electric shower over, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and stainless steel towel rail.

Exterior:

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

Private driveway with parking for three cars.

Gated side access to the rear garden.

Garden:

To the rear of the property is a private fenced garden.

Paved patio to lawn with borders of shrubs and bushes.

Two sheds, timber built summerhouse and water point.

Notes:

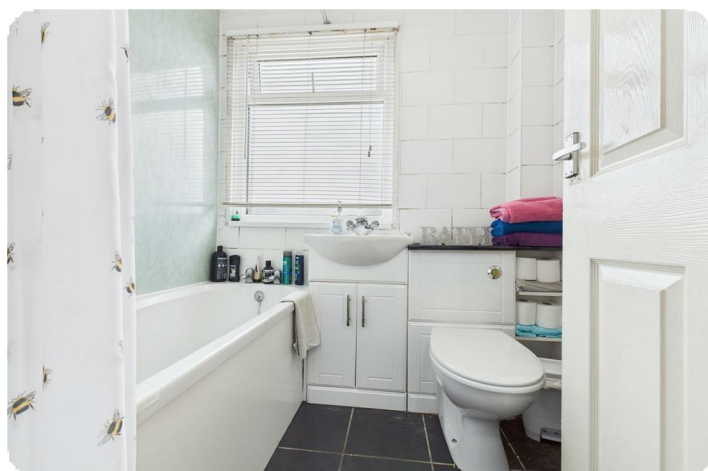
Council tax band: B

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:

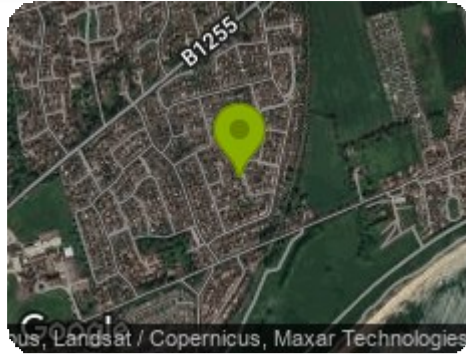
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



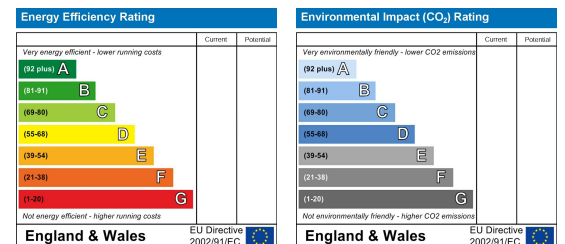
Floor Plan



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



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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