



12 George Street, Bridlington, YO15 3PH

Price Guide £190,000



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Welcome to George Street in the coastal town of Bridlington, this semi-detached house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property offers ample space. The three reception rooms provide versatile living areas, perfect for entertaining guests or enjoying quiet family time.

The house features two bathrooms, ensuring convenience for busy mornings and family life.

While the property is well maintained, it does present an opportunity for some modernisation, allowing you to add your personal touch.

One of the standout features of this property is the beautiful rear garden, space for outdoor activities, gardening, or simply unwinding in the fresh air.

Additionally, private parking is available, providing ease and accessibility.

Located just a short stroll away, you will discover the stunning south beach and the picturesque harbour, perfect for leisurely walks and a variety of seaside activities. Local amenities, including schools, a supermarket, and the Bridlington Golf Club, are all within easy reach, making this an excellent choice for families and individuals alike.

In summary, this semi-detached house on George Street is a fantastic opportunity to embrace coastal living in Bridlington, combining comfort, convenience, and the potential for personalisation. Don't miss your chance to make this lovely property your own.

Entrance:

Upvc double glazed patio door into outer porch. Door into inner hall, electric storage heater and understairs storage cupboard.

Lounge:

13'0" x 12'10" (3.98 x 3.92m)

A front facing room, gas fire in a tiled surround and upvc double glazed bay window.

Dining room:

12'8" x 10'11" (3.88 x 3.35m)

A rear facing room, gas fire in a tiled surround and upvc double glazed patio doors into the conservatory.

Kitchen:

9'10" x 8'3" (3.01 x 2.52m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, floor tiled, plumbing for washing machine and upvc double glazed door into the conservatory.

Upvc conservatory:

14'11" x 8'10" (4.57 x 2.71m)

A spacious rear facing room, electric heater, tiled floor and patio doors onto the garden.

Shower room:

9'3" x 2'1" (2.83 x 0.64m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Fully wall tiled, floor tiled and single glazed window.

First floor:

Electric storage heater and access to the loft space.

Bedroom:

13'4" x 10'11" (4.08 x 3.34m)

A front facing double room, upvc double glazed window, upvc double glazed bay window and electric storage heater.

Bedroom:

10'10" x 9'4" (3.31 x 2.87m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and electric storage heater.

Bedroom:

8'2" x 7'5" (2.51 x 2.27m)

A front facing single room, upvc double glazed window.

Bathroom:

8'4" x 7'6" (2.55 x 2.29m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Fully wall tiled, floor tiled, built in storage cupboard, electric storage heater and two upvc double glazed windows.

Exterior:

To the front of the property is a private parking area. Gated side access to the rear garden.

Garden:

To the rear of the property is a beautiful fenced garden. Paved patio to lawn with established borders of shrubs and bushes. Timber built summer house and water point.

Notes:

Council tax band B

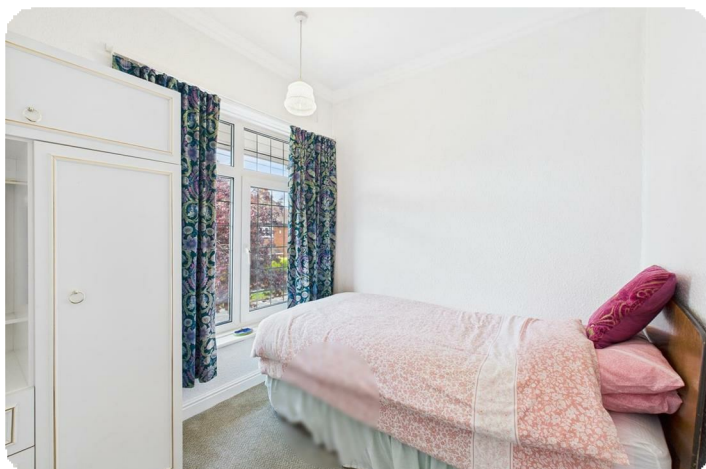
Purchase procedure

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



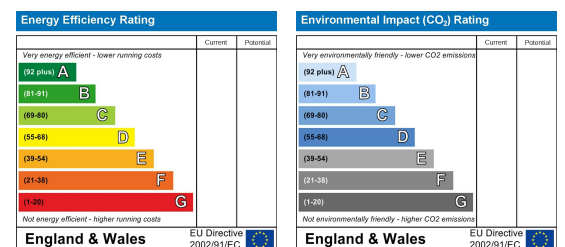
Floor Plan



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



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