



35 St. Thomas Road, Bridlington, YO16 4ED

Price Guide £179,950



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Welcome to St. Thomas Road in the coastal town of Bridlington, this semi-detached house presents an excellent opportunity for those looking to create their dream home. Boasting three reception rooms, kitchen/diner and three well-proportioned bedrooms, this property offers ample space for family living.

Although the home is in need of general modernisation, it allows you to personalise it to your taste.

Located just off Queensgate, you will find yourself in close proximity to Dukes Park and Queensgate Park, perfect for leisurely strolls or family outings. The town centre is also within easy reach, ensuring that all your shopping needs are met.

Families will appreciate the nearby amenities, including schools, a nursery school, and East Riding College, making this location ideal for those with children. Additionally, the scenic walks along the Promenade are just half a mile away, offering views of the cliff tops and North Beach.

This property is a wonderful canvas for anyone looking to invest in a home in a desirable location. Don't miss the chance to make this house your own.

Entrance:

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

Lounge:

27'11" x 10'9" (8.52m x 3.30m)

A front facing room, log burning stove in a stone surround, upvc double glazed bay window, central heating radiator and archway into the dining room.

Dining room:

A rear facing room, two central heating radiators and upvc double glazed patio doors into the sun room.

Sun room:

9'8" x 9'1" (2.97m x 2.77m)

Over looking the garden, upvc double glazed windows and sky lantern.

Kitchen/diner:

12'11" x 7'1" & 9'1" x 6'7" (3.94m x 2.16 & 2.78m x 2.03m)

Fitted with a range of modern base and wall units, stainless steel sink unit, wall tiled, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom:

14'10" x 10'2" (4.54m x 3.10m)

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

Bedroom:

13'1" x 9'6" (4.01m x 2.92m)

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

Bedroom:

7'11" x 6'7" (2.43m x 2.02m)

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

Bathroom:

7'1" x 5'7" (2.18m x 1.72m)

Comprises, bath with plumbed in shower over, wash hand

basin, built in storage cupboard housing gas combi boiler, full wall tiled, upvc double glazed window and central heating radiator.

Wc:

4'2" x 2'8" (1.28m x 0.83m)

Wc, full wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a walled garden. To the side elevation is a private block paved driveway leading to the garage.

Garden:

To the rear of the property is a fenced garden, mainly paved, decked patio, borders of shrubs and bushes.

Garage:

Up and over door, power and lighting.

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



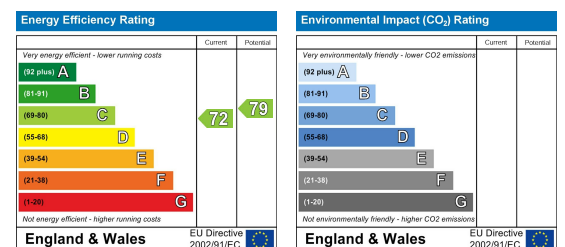
Floor Plan



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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