



BELT
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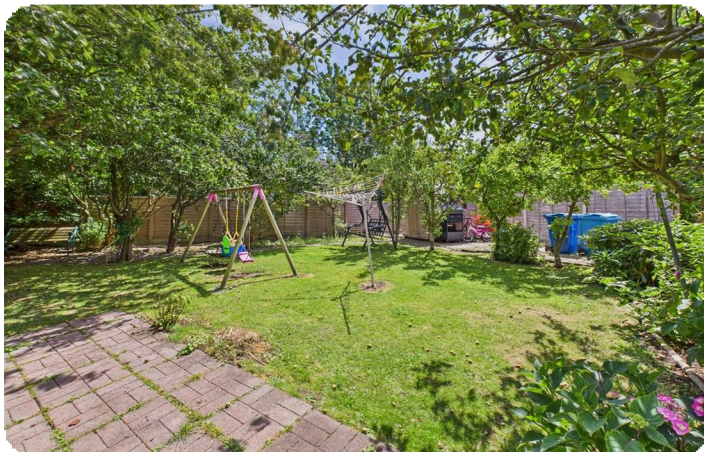
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16a St Wilfred Road, Bridlington, YO16 4DU

Price Guide £340,000



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Welcome to St Wilfred Road in the coastal town of Bridlington, this detached dormer bungalow presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, two bathrooms, a modern kitchen and two inviting reception rooms, this property is designed to accommodate the needs of modern family life.

The bungalow is set on a generous plot, featuring established gardens that provide a serene outdoor space for relaxation and play.

Situated conveniently off Queensgate, residents will enjoy easy access to the Queensgate Park and nearby recreation grounds, ideal for outdoor activities and family outings. The location is particularly advantageous for families, with primary and secondary schools, a nursery, and a college all within a short walking distance. Additionally, the town centre is just close by, offering a variety of shops, cafes, and essential amenities.

This deceptively spacious bungalow is not only an ideal family home but also a perfect blend of comfort and convenience, making it a must-see.

Entrance:

Upvc double glazed patio doors into inner porch, tiled floor. Door into a spacious reception room, open fire with tiled surround, central heating radiator and staircase to first floor.

Lounge:

12'11" x 11'9" (3.96m x 3.60m)

A front facing room, gas fire with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

Dining room:

11'10" x 10'0" (3.63m x 3.05m)

A rear facing room, built in storage cupboard housing gas boiler, central heating radiator and upvc double glazed patio doors onto the garden.

Kitchen:

8'10" x 8'7" (2.71m x 2.64m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for dishwasher, upvc double glazed window and upvc double glazed door onto the garden.

Bedroom:

12'5" x 11'5" (3.80m x 3.50m)

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

Bedroom:

11'10" x 10'8" (3.61m x 3.27m)

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

Bathroom:

9'6" x 5'9" (2.92m x 1.76m)

Comprises bath, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, two upvc double glazed windows and chrome ladder radiator.

First floor:

Bedroom:

16'6" x 13'3" (5.05m x 4.04m)

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

Bedroom:

16'11" x 9'2" (5.18m x 2.81m)

A side facing double room, velux window and central heating radiator.

Storage area:

7'3" x 4'1" (2.22m x 1.27m)

Built in storage cupboard housing hot water store.

Bathroom:

7'3" x 6'2" (2.22m x 1.88m)

Comprises a modern suite, bath, wc and wash hand basin. Part wall tiled, built in storage cupboard, velux window and central heating radiator.

Exterior:

The bungalow sits on a good size plot with private established gardens.

To the rear is a block paved patio, lawn, a variety of trees, shrubs and bushes. A Timber built shed.

To the front and sides of the property further lawn and established borders. Private driveway leading to the garage.

Garage:

14'4" x 9'0" (4.38m x 2.76m)

Up and over door, power, lighting and plumbing for washing machine.

Notes:

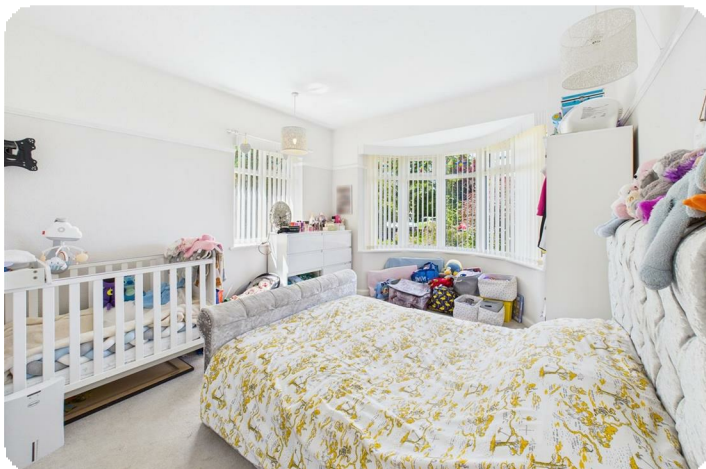
Council tax band: D

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



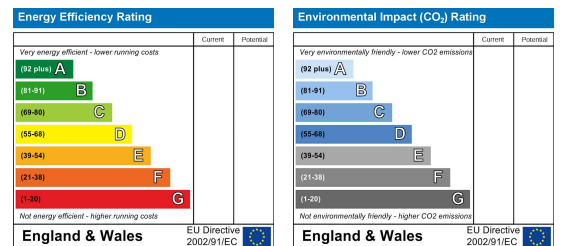
Floor Plan



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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