



78 Queensgate, Bridlington, YO16 7JH

Price Guide £239,950



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Welcome to the desirable area of Queensgate, Bridlington, this detached house presents an excellent opportunity for families seeking a comfortable and convenient lifestyle.

The property comprises two reception rooms, kitchen, three bedrooms and a modern bathroom. Private parking ensuring ease of access for residents. Additionally, a garage and workshop are included, providing valuable storage and workspace options.

The south-facing rear garden is a stand out feature, allowing for plenty of sunlight throughout the day, making it an ideal spot for outdoor activities or simply enjoying the fresh air.

The location is particularly advantageous, situated on the north side of Bridlington. Residents will find themselves conveniently close to local shops on Queensgate, as well as Dukes Park and Queensgate Park, schools, the college. The town centre and north bay are all within easy reach, enhancing the appeal of this property for families.

Do not miss the chance to make this delightful house your new home.

Entrance:

Upvc double glazed door into inner lobby, central heating radiator. Door into inner hall, understairs storage cupboard, karndean flooring and chrome ladder radiator.

Lounge:

14'6" x 13'3" (4.43m x 4.04m)

A front facing room, open fire with tiled inset and a traditional wood surround. Oak flooring, upvc double glazed bay window and central heating radiator.

Dining room:

13'9" x 10'2" (4.21m x 3.11m)

A rear facing room, inset log burning stove with tiled inset and traditional wood surround. Oak flooring, central heating radiator and upvc double glazed patio doors onto the garden.

Kitchen:

8'9" x 6'11" (2.67m x 2.11m)

Fitted with a range of base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor over. Full wall tiled, floor tiled, pantry, upvc double glazed window and central heating radiator.

Rear lobby:

Tiled floor, central heating radiator, upvc double glazed door into the garage and upvc double glazed door onto the garden.

Utility/wc:

7'6" x 5'5" (2.29m x 1.66m)

Wc, stainless steel sink unit, part wall tiled, floor tiled, extractor, gas boiler and plumbing for washing machine.

First floor:

Upvc double glazed window.

Bedroom:

14'7" x 13'1" (4.45m x 4.00m)

A front facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

13'10" x 11'4" (4.22m x 3.47m)

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

Bedroom:

7'2" x 6'10" (2.19m x 2.10m)

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

Bathroom:

8'7" x 6'11" (2.64m x 2.12m)

Comprises a modern suite, bath with plumbed in shower over, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall tiled, built in storage cupboards, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

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

Garden:

To the rear of the property is a fenced south facing garden. Large paved patio to lawn, brick built outbuilding for storage or workshop and a water point.

Garage:

16'0" x 8'7" (4.90m x 2.62m)

Electric roller door, central heating radiator, power and lighting.

Notes:

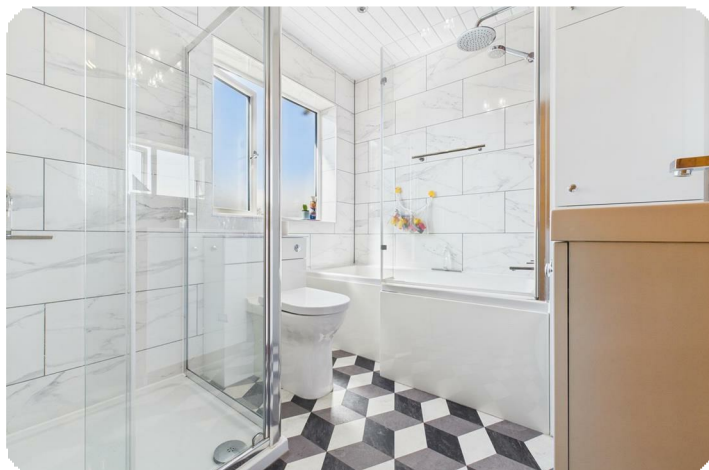
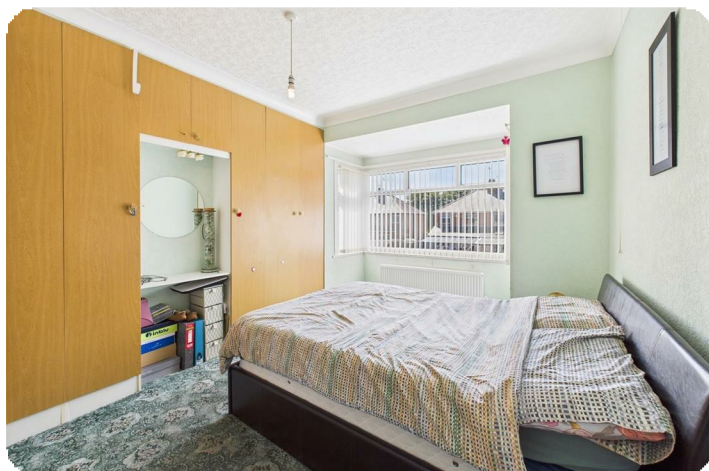
Council tax band: C

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



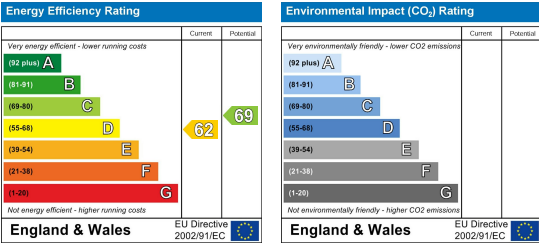
Floor Plan



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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