



**23 Greame Road, Bridlington, YO16 6TQ**

**Price Guide £229,950**





# 23 Greame Road

Bridlington, YO16 6TQ

**Price Guide £229,950**



Welcome to the desirable location of Greame Road, Bridlington, this semi-detached house offers a perfect blend of comfort and convenience.

With three well-proportioned bedrooms, two inviting reception rooms and a well appointed bathroom this property is ideal for families or couples.

The property has been thoughtfully upgraded by the current owners, ensuring that it is well maintained and in move-in condition, allowing you to settle in without the need for immediate renovations.

Situated near the picturesque north beach, where you can enjoy leisurely strolls along the shore. The nearby cliff-top walks offer stunning views and while Sewerby Village is just a stone's throw away. Additionally, the town centre is easily accessible, making it convenient for shopping and dining.

This semi-detached house on Greame Road presents an excellent opportunity for those looking to embrace a coastal lifestyle in a well-appointed home. With its blend of modern upgrades and prime location, it is a property not to be missed.

## Entrance:

Upvc double glazed door into outer porch. Door into inner hall, central heating radiator.

## Wc:

5'1" x 2'6" (1.56m x 0.78m)

Wc, wash hand basin with vanity unit and upvc double glazed window.

## Lounge:

11'6" x 11'6" (3.53m x 3.53m)

A front facing room, electric fire in a modern surround, upvc double glazed bay window and central heating radiator.

## Dining area:

17'11" x 11'6" (5.48m x 3.52m)

A rear facing room, inset tiled fireplace, central heating radiator and upvc double glazed french doors onto the garden.

## Kitchen:

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled and upvc double glazed window.

## First floor:

Upvc double glazed window.

## Bedroom:

14'6" x 10'0" (4.44m x 3.05m)

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

## Bedroom:

11'5" x 11'2" (3.48m x 3.41m)

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

## Bedroom:

7'5" x 7'3" (2.28m x 2.22m)

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

### Bathroom:

7'9" x 6'3" (2.38m x 1.93m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

### Exterior:

The front of the property is a walled resin parking space. To the side elevation of the property is a private resin driveway for parking.

### Garden:

To the rear of the property is a fenced garden. Resin patio, paving, artificial grass, decked patios, a pond, borders of shrubs and bushes. A timber built shed with power, small brick built outbuilding with plumbing for washing machine.

### Garage:

Up and over door, power and lighting.

### Notes:

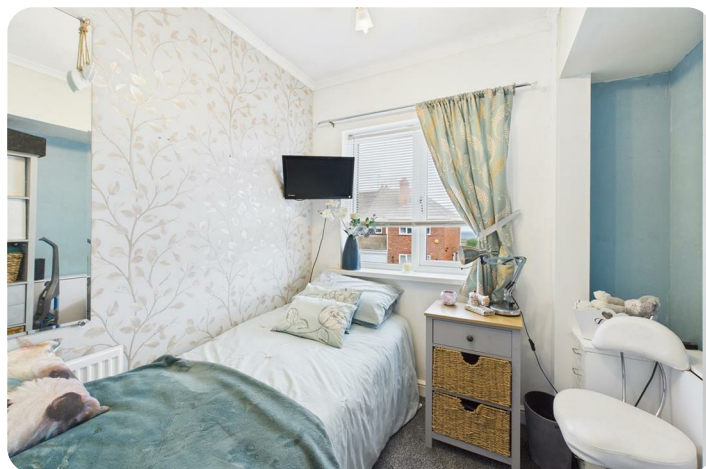
Council tax band: C

### 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



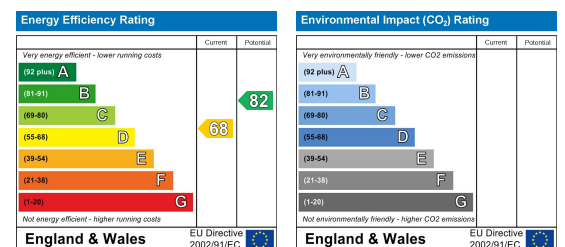
## Floor Plan



## 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.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

