



**2 Railway Walk, Bridlington, YO16 4LG**

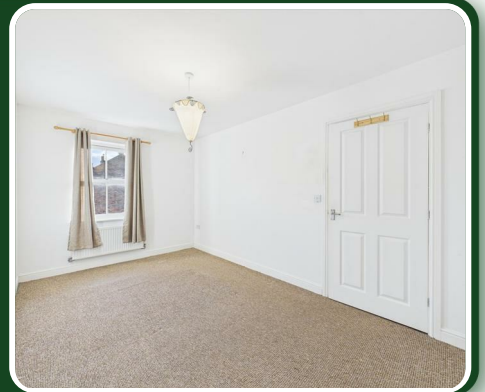
**Price Guide £176,000**



# 2 Railway Walk

Bridlington, YO16 4LG

**Price Guide £176,000**



Welcome to Railway Walk in the coastal town of Bridlington, a modern mid-terraced house that presents an excellent opportunity for first-time buyers. Built in 2015, the property boasts a contemporary design and offers a comfortable living space, comprising a welcoming reception room, a modern kitchen/diner, three well-proportioned bedrooms and modern bathroom making it ideal for families. One of the standout features of this home is the convenient parking space available for two vehicles. The property is ideally situated, offering easy access to the town centre, railway station, and a variety of local amenities, including supermarkets, shops, schools and the nearby Dukes Park. With no ongoing chain, this property is ready for you to move in and make it your own. Do not miss the chance to view this property.

## Entrance:

Composite door into inner hall, central heating radiator.

## Lounge:

14'2" x 12'2" (4.34m x 3.73m)

A front facing room, understairs storage cupboard, upvc double glazed sash window and central heating radiator.

## Kitchen/diner:

15'5" x 13'7" (4.70m x 4.15m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for

washing machine, gas combi boiler, upvc double glazed sash window, central heating radiator and composite door onto the garden.

## Wc:

5'10" x 2'10" (1.79m x 0.87m)

Wc, wash hand basin, extractor and central heating radiator.

## First floor:

Central heating radiator.

## Bedroom:

14'4" x 8'7" (4.38m x 2.63m)

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

## Bedroom:

13'5" x 8'7" (4.10m x 2.62m)

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

## Bedroom:

8'2" x 6'3" (2.50m x 1.92m)

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

## Bathroom:

9'0" x 6'3" (2.76m x 1.93m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin with



vanity unit. Wall panelling, extractor, upvc double glazed sash window and chrome ladder radiator.

### Exterior:

To the rear of the property is a fenced garden, artificial lawn, pebbled borders and access to 2 private car parking spaces.

### Notes:

Council tax band A

### 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

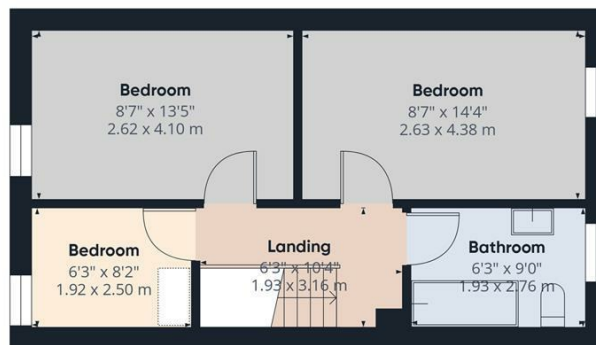
Terrain Map



## Floor Plan



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
819 ft<sup>2</sup>  
76.2 m<sup>2</sup>

(1) Excluding balconies and terraces

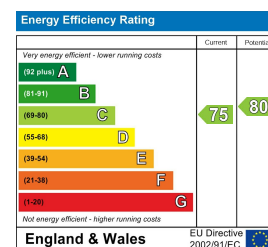
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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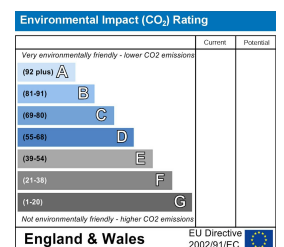
## Viewing

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



England & Wales EU Directive 2002/91/EC



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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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