



**107 Queensgate, Bridlington, YO16 7JQ**

**Price Guide £249,950**





# 107 Queensgate

Bridlington, YO16 7JQ

## Price Guide £249,950



Welcome to this charming semi-detached house located in the sought-after Queensgate area of Bridlington.

The property has private parking, ensuring convenience and security. The modernisation throughout the house gives it a fresh and contemporary feel, ready for you to move in and make it your own.

The spacious layout provides ample room for comfortable living, making it ideal for families or those who enjoy hosting guests.

One of the highlights of this property is the beautiful rear garden, providing a tranquil space to relax and entertain guests.

Located on the north side of Bridlington convenient for the array of shops on Queensgate, Dukes Park, schools, college and access to the town centre. The property comprises: Ground floor: lounge, dining room, kitchen/diner and cloakroom. First floor: two spacious double bedrooms with fitted wardrobes, a single bedroom, bathroom and separate wc. Exterior: Resin forecourt and driveway with private parking, car port, garage, and private rear established garden. Upvc double glazing and gas central heating.

Don't miss the opportunity to make this house your home.

### Entrance:

Door into inner hall, upvc double glazed window and central heating radiator.

### Lounge:

14'8" x 13'5" (4.48m x 4.09m)

A front facing room, electric fire with tiled inset and wood surround (there is also existing space for an open fire). Upvc double glazed bay window and central heating radiator.

### Dining room:

13'2" x 12'3" (4.03m x 3.74m)

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

### Kitchen/diner:

22'0" x 8'8" (6.72m x 2.66m)

Fitted with a range of modern base and wall units, one and a half sink unit, part wall tiled, plumbing for washing machine, stainless steel extractor, gas combi boiler, three upvc double glazed windows and upvc double glazed door onto the garden.

### Cloakroom:

5'1" x 3'1" (1.56m x 0.96m)

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

### First floor:

Upvc double glazed window.

### Bedroom:

15'3" x 11'3" (4.67m x 3.43m)

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

### Bedroom

13'3" x 10'7" (4.04m x 3.23m)

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

### Bedroom:

8'4" x 7'5" (2.55m x 2.28m)

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

### Bathroom:

7'11" x 5'10" (2.43m x 1.80m)

Comprises bath with shower attachment, wash hand basin with vanity unit, full wall tiled, extractor, bluetooth mirror with speakers and lighting. Built in storage cupboard, stainless steel ladder radiator and upvc double glazed window.

**Wc:**

4'9" x 2'7" (1.46m x 0.80m)

Wc, part wall tiled and upvc double glazed window.

**Exterior:**

To the front of the property is a Resin parking area. To the side elevation is a driveway with private car parking, a car port and garage.

**Garden:**

To the rear of the property is a beautiful good size fenced established garden. Paved and pebbled patio areas, lawn, borders of shrubs and bushes, a summer house with power and lighting.

**Garage:**

Up and over door, power and lighting.

**Notes:**

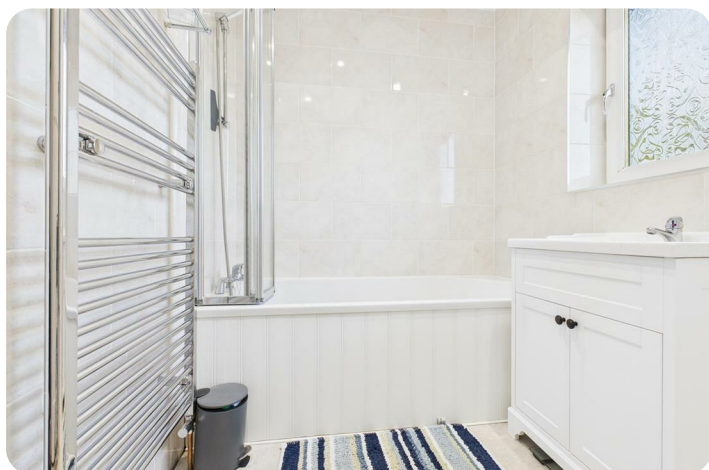
Council tax band B.

**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



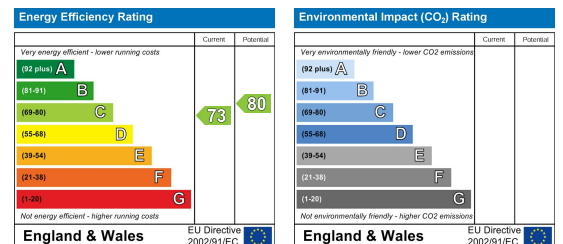
## Floor Plan



## 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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