



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

**Price Guide £175,000**



# 3 Railway Walk

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Welcome to Railway Walk in the coastal town of Bridlington, this beautifully presented mid-terraced house offers an ideal opportunity for first-time buyers.

With three well-proportioned bedrooms, a comfortable reception room and modern kitchen/diner this property provides ample space for both relaxation and entertaining. The house boasts a modern bathroom, ensuring convenience for daily living.

One of the standout features of this property is the parking space available for two vehicles, a rare find in this location.

Situated just a stone's throw from the town centre, residents will enjoy easy access to a variety of local amenities, including supermarkets, shops, and schools.

Whether you are looking to settle down or invest in your first home, this property is sure to meet your needs. Don't miss the chance to make this house your new home.

#### **Entrance:**

Composite door into inner hall, Herringbone wood flooring and central heating radiator.

#### **Lounge:**

**14'2" x 12'1" (4.34m x 3.69m)**

A front facing room, understairs storage cupboard, Herringbone wood flooring, feature wall panelling, upvc double glazed sash window and central heating radiator.

#### **Kitchen/diner:**

**15'5" x 13'8" (4.71m x 4.19m)**

A spacious rear facing room fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, induction hob with stainless steel extractor over. Integrated fridge/freezer, dishwasher and washing machine. Herringbone wood flooring, gas combi boiler, upvc double glazed sash window, central heating radiator and composite door onto the rear garden.

#### **Wc:**

**5'10" x 2'11" (1.78m x 0.89m)**

Wc, wash hand basin with vanity unit, Herringbone wood floor, extractor and central heating radiator.

#### **First floor:**

Access to a boarded loft space, central heating radiator.

#### **Bedroom:**

**12'2" x 8'7" (3.71m x 2.62m)**

A front facing double room, walk-in wardrobe, feature wall panelling, upvc double glazed sash window and central heating radiator.

#### **Bedroom:**

**12'9" x 7'6" (3.90m x 2.30m)**

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

**Bedroom:**

8'2" x 6'3" (2.50m x 1.93m)

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

**Bathroom:**

8'11" x 7'4" (2.73m x 2.25m)

Comprises a modern suite, free standing bath with shower attachment, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Extractor, upvc double glazed sash window and stainless steel ladder radiator.

**Exterior:**

To the rear of the property is a south facing fenced enclosed garden. Paved patio area to artificial grass. Gated access to two 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



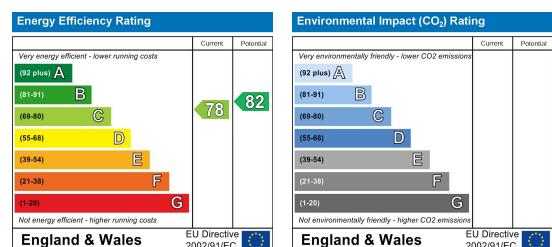
## Floor Plan



## 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.