



14 George Street, Bridlington, YO15 3PH

Price Guide £229,950



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Welcome to the prime south side of Bridlington, this spacious semi-detached house on George Street presents an excellent opportunity for families and individuals alike. With three well-proportioned reception rooms, this home boasts ample space for both relaxation and entertaining. The inviting dining room seamlessly flows into a conservatory, creating a perfect setting for gatherings with friends and family, while the kitchen overlooks this bright space, ensuring that the heart of the home remains connected.

The property features three comfortable bedrooms and a modern bathroom, catering to the needs of the household. Outside, the good-sized rear garden offers a private space for outdoor activities, gardening, or simply enjoying the fresh air.

The location is particularly advantageous, as it is within easy reach of local schools, the picturesque south foreshore, Bridlington Golf Club, and a variety of shops.

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

Entrance:

Upvc sliding door into inner porch. Door into inner hall, central heating radiator and understairs storage cupboard.

Lounge:

13'2" x 12'11" (4.03m x 3.94m)

A front facing room, inset multi fuel burning stove, upvc double glazed bay window and central heating radiator.

Kitchen:

9'10" x 8'5" (3.01m x 2.58m)

Fitted with a range of base and wall units, composite one and a half sink unit, integrated dishwasher, electric oven and hob with stainless steel extractor over.

Dining room:

12'10" x 11'1" (3.93m x 3.40m)

A rear facing room, fireplace with brick inset and wood surround, central heating radiator and double doors into the conservatory.

Upvc conservatory:

15'4" x 9'5" (4.68m x 2.88m)

Over looking the garden, central heating radiator and french doors.

Wc:

3'1" x 2'7" (0.95m x 0.81m)

Wc, wash hand basin, wall tiled, gas combi boiler, extractor and central heating radiator.

Utility cupboard:

3'10" x 2'4" (1.18m x 0.73m)

Plumbing for washing machine and space for a tumble dryer.

First floor:

Bedroom:

13'5" x 10'2" (4.10m x 3.10m)

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

Bedroom:

10'10" x 10'10" (3.32m x 3.31m)

A rear facing double room, 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:

8'4" x 7'6" (2.55m x 2.29m)

Comprises bath with electric shower over, wc and wash hand basin. Built in storage cupboard, extractor, part wall tiled, two upvc double glazed windows and central heating radiator.

Exterior:

To the front of the property is a private paved car parking area.

Garden:

To the rear of the property is a good size fenced garden. Paved patio, lawn, decked patio, borders of shrubs and bushes. A timber built shed.

Notes:

Council tax band B

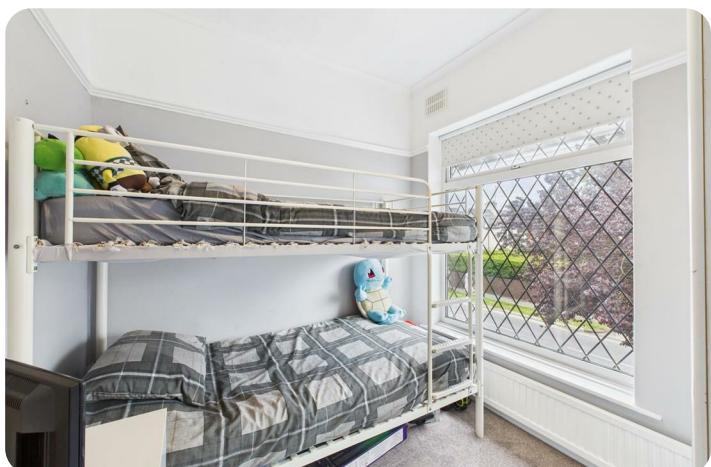
Purchase procedure

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



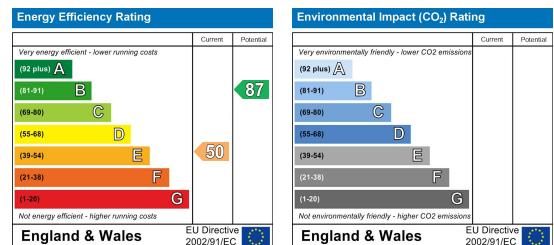
Floor Plan



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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