



## 18 Nightingale Road, Bridlington, YO16 6RF

Price Guide £220,000



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Welcome to the desirable location of Nightingale Road, Bridlington, this semi-detached house presents an excellent opportunity for families seeking a new home. Boasting three bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining.

While the house is in need of some modernisation, it has been well maintained over the years, ensuring a solid foundation for your personal touches. The good-sized rear garden provides a perfect outdoor retreat for children to play or for hosting summer gatherings with friends and family.

Conveniently situated just off Fortyfoot on the northern side of Bridlington, this home enjoys easy access to local schools, making it an ideal choice for families. The North Foreshore is a mere half a mile away, offering beautiful coastal walks. Additionally, the town centre is within close reach, providing a variety of shops, cafes, and amenities to cater to your everyday needs.

There is no ongoing chain, allowing for a smoother transition into your new home.

This semi-detached house on Nightingale Road is a wonderful opportunity for those looking to create their dream family home in a prime residential area. Don't miss your chance to view this property.

#### **Entrance:**

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

#### **Wc:**

8'11" x 2'5" (2.72m x 0.75m)

Wc.

#### **Lounge:**

13'7" x 10'8" (4.16m x 3.27m)

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

#### **Dining room:**

16'10" x 10'8" (5.14m x 3.27m )

A spacious rear facing room, electric fire in a surround, single glazed window and central heating radiator.

#### **Kitchen:**

8'9" x 6'7" (2.69m x 2.01m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, pantry with plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

#### **First floor:**

Upvc double glazed window and access to a part boarded loft space.

#### **Bedroom:**

13'8" x 11'1" (4.19m x 3.40m)

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

#### **Bedroom:**

13'1" x 9'2" (4.00m x 2.80m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

#### **Bedroom:**

7'0" x 6'6" (2.15m x 1.99m)

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

#### **Bathroom:**

6'6" x 5'6" (2.00m x 1.68m)

Comprises bath with electric shower over, wash hand basin, part wall tiled, built in storage cupboard housing gas combi boiler fitted 2017, single glazed window and central heating radiator.

**Wc:**

3'6" x 2'10" (1.07m x 0.88m)

Wc, part wall tiled and upvc double glazed window.

**Exterior:**

To the front of the property is a pebbled parking area with hedged borders.

To the side elevation is a private driveway leading to the garage.

**Garden:**

To the rear of the property is a good size private garden. Lawn with borders of shrubs and bushes. Archway to pebbled area with paved patio. A timber built shed.

**Garage:**

Up and over door, power and lighting.

**Notes:**

Council tax band: C

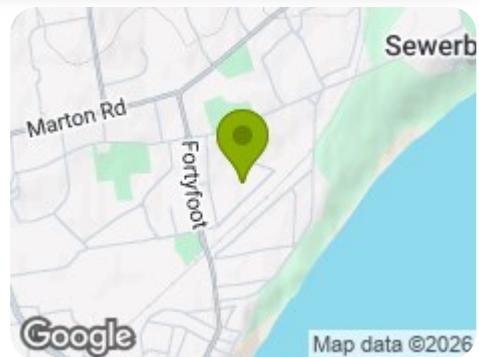
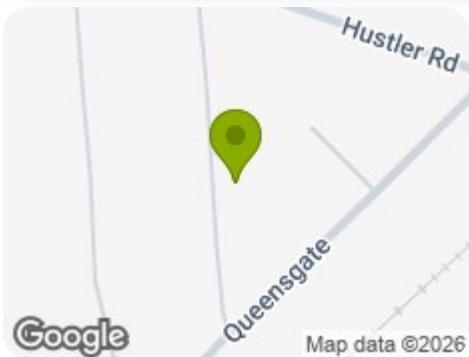
**Purchase procedure**

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.





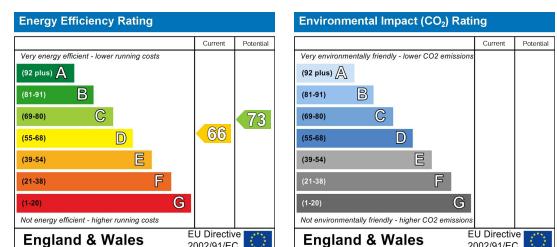
## Floor Plan



## 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.