



20 Teal Garth, Bridlington, YO15 3LJ

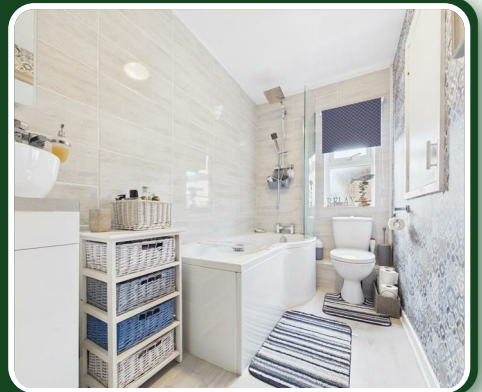
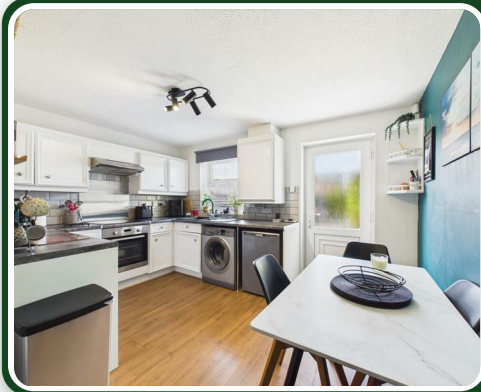
Price Guide £165,000



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Bridlington, YO15 3LJ

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Welcome to this semi-detached house located in the desirable area of Teal Garth, Bridlington.

This property offers a comfortable living space making it an ideal choice for first-time buyers seeking a welcoming home.

The house features a well-proportioned reception room and kitchen/diner perfect for relaxing or entertaining guests. With two inviting bedrooms, there is ample space for a small family or for those who appreciate extra room for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a popular residential south side development. Close to local primary schools, Belvedere Golf Club and within a convenient distance of the south foreshore.

Don't miss your chance to make this lovely house your new home.

Entrance:

Upvc double glaze door into inner hall, upvc double glazed window.

Lounge:

13'8" x 12'7" (4.18m x 3.85m)

A front facing room, modern electric fire, feature wall panelling, two upvc double glazed windows and vertical radiator.

Kitchen/diner:

12'8" x 8'9" (3.88m x 2.69m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with stainless steel

extractor over. Part wall tiled, gas boiler, space for fridge/freezer, plumbing for washing machine, upvc double glazed window, vertical radiator and upvc double glazed door onto the rear garden.

First floor:

Access to the loft space.

Bedroom:

12'7" x 8'9" (3.84m x 2.67m)

A rear facing double room, built in wardrobes, two upvc double glazed windows and central heating radiator.

Bedroom:

12'7" x 8'5" (3.84m x 2.58m)

A front facing double room, built in wardrobes, two upvc double glazed windows and central heating radiator.

Bathroom:

9'4" x 3'9" (2.85m x 1.15m)

Comprises a modern suite, bath with plumbed rainfall shower over, wc and wash hand basin with vanity unit. Part wall tiled, built in storage cupboard housing hot water store, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn.

To the side elevation is a driveway for parking.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn, borders of shrubs and bushes. The shed has been extended to create a open entertaining area.

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



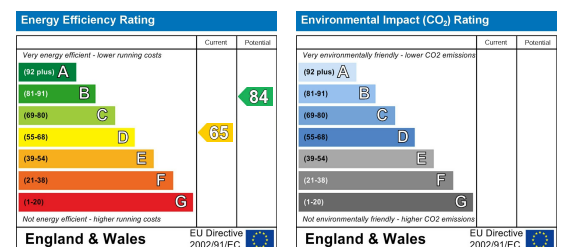
Floor Plan



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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