



54 Bessingby Road, Bridlington, YO16 4SH

Price Guide £200,000



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Welcome to Bessingby Road in the coastal town of Bridlington. This terraced house presents an ideal family home. Boasting four generously sized double bedrooms, this property offers ample space for family living. The two reception rooms and kitchen provide a versatile layout, perfect for both relaxation and social gatherings.

One of the standout features of this home is the convenience of private parking, a rare find in such a location.

The property is situated with easy access to local shops and a supermarket, ensuring that daily necessities are just a stone's throw away. For those who enjoy the outdoors, the south foreshore is a mere three-quarters of a mile away, inviting leisurely strolls along the beach.

Additionally, the proximity to a health centre and railway station enhances the appeal of this residence, making it an excellent choice.

With so much to offer, this home must be viewed to fully appreciate its potential. Don't miss the opportunity to make this lovely house your new home.

Entrance:

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

Lounge:

14'4" x 11'3" (4.37m x 3.45m)

A front facing room, electric fire with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

Dining room:

12'0" x 11'3" (3.68m x 3.43m)

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

Kitchen:

11'11" x 8'1" (3.64m x 2.48m)

Fitted with a range of modern base and wall units, under cupboard lighting, solid wood worktops, extractor, part wall tiled, Belfast sink unit with detachable tap. Integrated dishwasher, space for a fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

Utility area:

6'0" x 3'10" (1.84m x 1.17m)

Fitted with a range of modern base and wall units, solid wood worktops, plumbing for washing machine, space for a tumble dryer and upvc double glazed window.

First floor:

Bedroom:

15'2" x 11'8" (4.64m x 3.57m)

A spacious front facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

12'1" x 8'8" (3.69m x 2.65m)

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

Bathroom:

7'5" x 6'9" (2.27m x 2.08m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Wc:

4'2" x 2'4" (1.28m x 0.73m)

Wc, wash hand basin, part wall tiled and upvc double glazed window.

Second floor:

Velux window.

Bedroom:

14'4" x 11'8" (4.37m x 3.57m)

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

Bedroom:

12'2" x 7'5" (3.72m x 2.27m)

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

Exterior:

To the front of the property is a small walled pebbled garden. A private driveway with parking for two cars.

Garden:

To the rear of the property is a fenced garden. Pebbled area to lawn with borders of shrubs and bushes. Further pebbled patio area. Two brick built out buildings. Gated side access for the bins.

Notes:

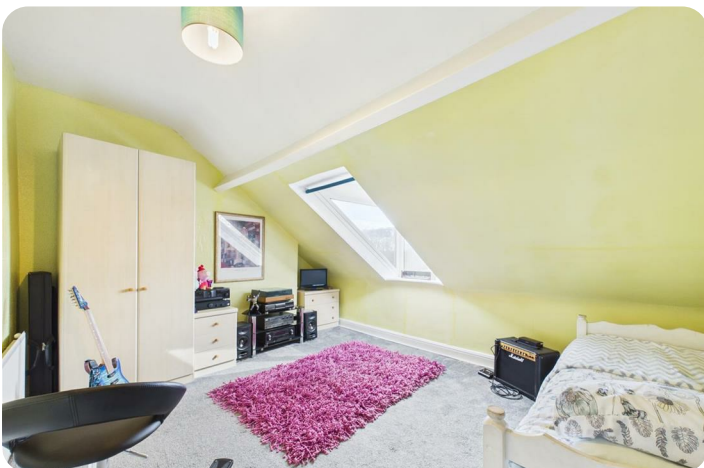
Council tax band: B

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



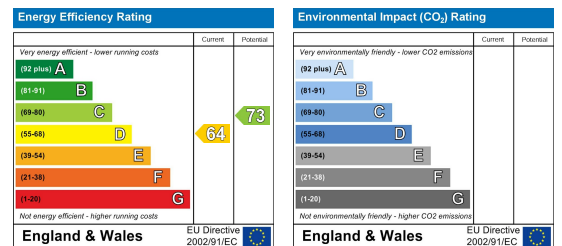
Floor Plan



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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