



31 Kent Square, Bridlington, YO16 4RT

Price Guide £160,000



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Welcome to Kent Square in the coastal town of Bridlington. This end-terrace house presents an excellent opportunity for first-time buyers or families seeking a new home.

Boasting three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for comfortable living. The bathroom is conveniently located, ensuring practicality for everyday use.

Set on a generous plot, the property features a large rear garden, perfect for outdoor activities or simply enjoying the fresh air. The private driveway provides ample parking, adding to the convenience of this home.

This residence is a blank canvas, allowing you to infuse your personal style and make it your own.

Located within the West Hill development, you will find yourself just a stone's throw away from local schools, a variety of shops, and a supermarket, making daily errands a breeze. Bus routes are also nearby, ensuring easy access to the wider area.

With no ongoing chain, this property is ready for you to move in and make it your own.

Entrance:

Upvc double glazed door into outer porch. Upvc double glazed door into inner hall, tiled floor and central heating radiator.

Lounge:

17'10" x 10'8" (5.46m x 3.26m)

A spacious double aspect room, open fire in a stone surround, two upvc double glazed windows and central heating radiator.

Kitchen:

13'3" x 10'5" (4.04m x 3.20m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled and floor tiled. Breakfast bar, built in storage cupboard, understairs storage cupboard and upvc double glazed window.

Dining area:

6'11" x 6'10" (2.13m x 2.09m)

Upvc double glazed door to the front elevation.

Porch:

4'10" x 3'2" (1.49m x 0.99m)

Two upvc double glazed windows, tiled floor and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window, central heating radiator and access to the loft.

Bedroom:

12'0" x 10'2" (3.68m x 3.11m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

10'8" x 9'7" (3.27m x 2.93m)

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

Bedroom:

8'0" x 7'6" (2.44m x 2.30m)

A rear facing single room, built in storage cupboard housing

gas combi boiler, upvc double glazed window and central heating radiator.

Bathroom:

5'7" x 4'8" (1.71m x 1.44m)

Comprises shower cubicle with electric shower, wash hand basin, full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

Wc:

5'1" x 2'7" (1.56m x 0.79m)

Wc, full wall tiled, upvc double glazed window and central heating radiator.

Exterior:

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

To the side elevation is a private driveway with ample parking.

Garden:

To the rear of the property is a large, private, fenced garden. Mainly lawn, paved patio, timber built shed and water point.

Notes:

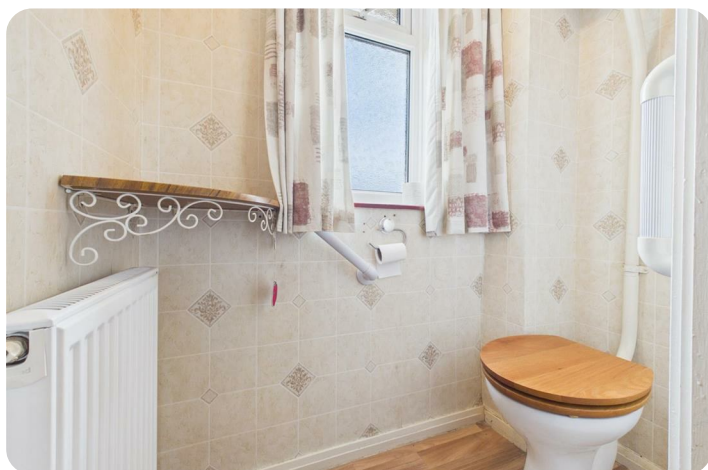
Council tax band A

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



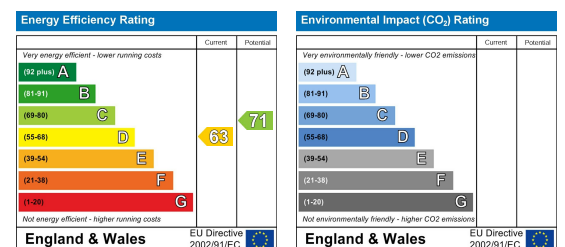
Floor Plan



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.