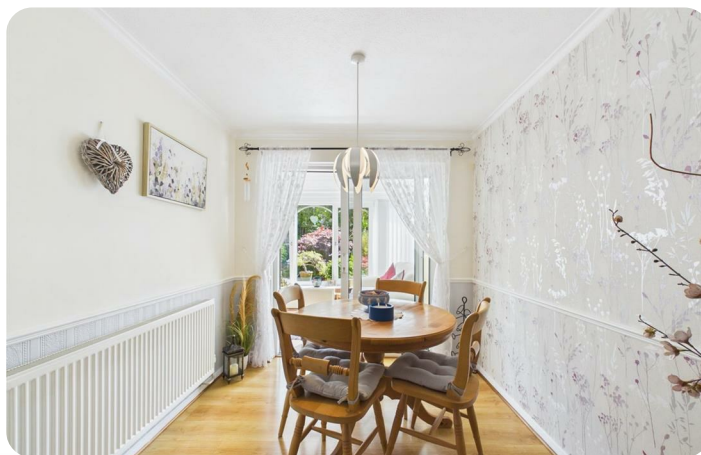




10 Wentworth Road, Bridlington, YO16 4AB

Offers Over £150,000



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Bridlington, YO16 4AB

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Welcome to Wentworth Road in the seaside town of Bridlington, a well-presented two bedroom semi-detached house.

The property features two reception rooms plus a conservatory over looking the established garden, providing ample space for relaxation and entertainment. With two bedrooms and a well-appointed bathroom, this home ideal for a couple or small family. The main bedroom has been thoughtfully reconfigured, combining the original third bedroom to create a more spacious and versatile living area.

The location is particularly appealing, as it is situated near Bridlington's historic old town. Close to a variety of local shops, galleries, and restaurants just a short stroll away. Also located near local schools and bus routes, ensuring that daily commutes and school runs are hassle-free. Do not miss the chance to make this property your own.

Entrance:

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

Lounge:

13'5" x 10'4" (4.10m x 3.16m)

A front facing room, fireplace with tiled inset and wood surround. Upvc double glazed bow window and central heating radiator.

Dining room:

13'6" x 8'0" (4.14m x 2.45m)

A rear facing room, central heating radiator and upvc double glazed patio doors into the conservatory.

Sun room:

12'3" x 7'1" (3.75m x 2.17m)

Over looking the garden, under floor heating, tiled floor and upvc double glazed door.

Kitchen:

14'11" x 5'11" (4.55m x 1.81m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, understairs storage cupboard, Plumbed for a washing machine, upvc double glazed window, central heating radiator and upvc double glazed door into the rear porch.

First floor:

Upvc double glazed window and access to the loft.

Bedroom:

14'11" x 10'0" (4.56m x 3.05m)

A spacious front facing double room, built in wardrobes, built in storage cupboard housing gas combi boiler fitted 2024, two upvc double glazed windows and central heating radiator.

Bedroom:

10'3" x 8'4" (3.14m x 2.55m)

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

Bathroom:

6'0" x 4'11" (1.83m x 1.52m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a walled pebbled garden area and block paved driveway.

Garden:

To the rear of the property is a private established garden. Paved patios, well stocked borders of shrubs and bushes. A pond, timber built shed, water and power point.

Notes:

Council tax band A

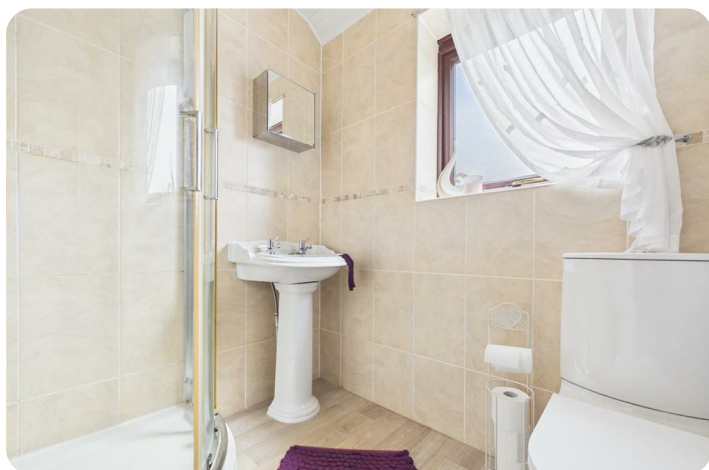
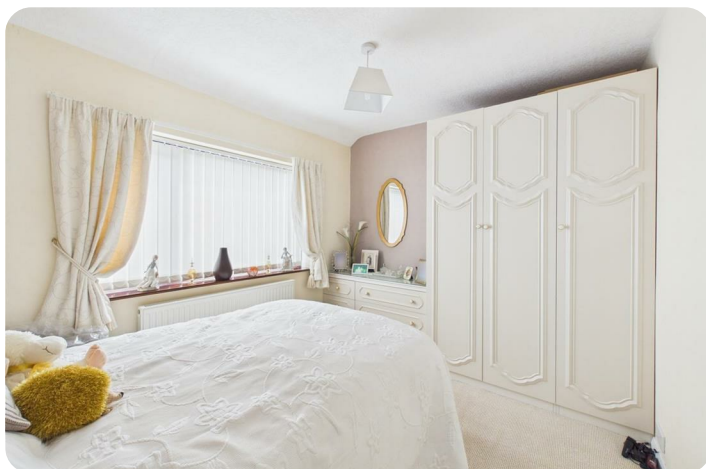
Purchase procedure

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



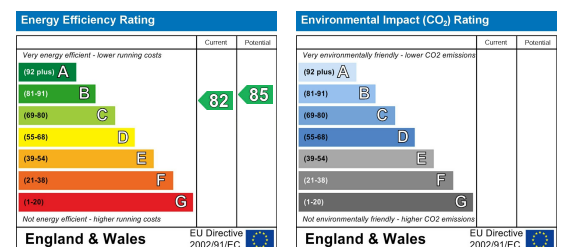
Floor Plan



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.



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