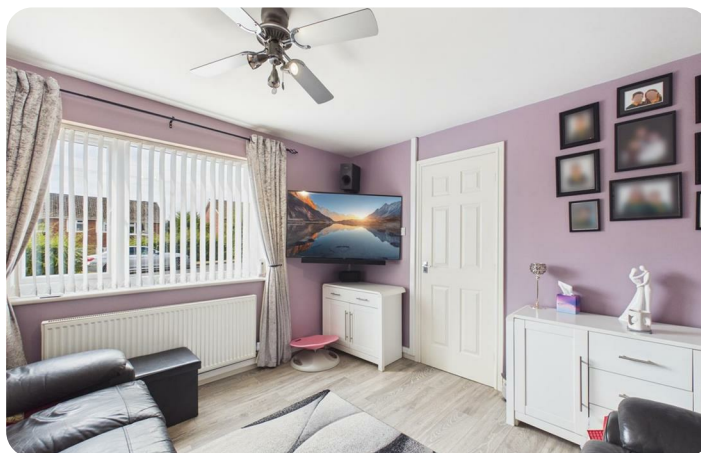




6 Burstall Hill, Bridlington, YO16 7NP

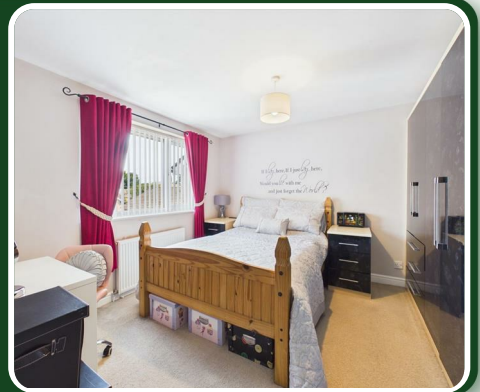
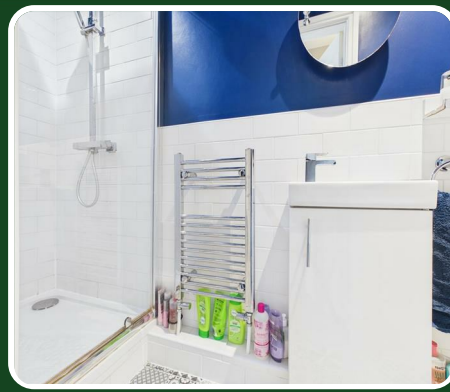
Price Guide £179,950



6 Burstall Hill

Bridlington, YO16 7NP

Price Guide £179,950



Welcome to Burstall Hill in the coastal town of Bridlington. This mid-terrace house presents an ideal family home. The property has been thoughtfully modernised throughout by the current owners boasting a well-thought-out design that maximises space.

The home features a welcoming reception room, perfect for quiet evenings in. A modern kitchen/diner, four generously sized bedrooms, including a ground floor bedroom extension. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Situated within the New Pasture Lane development, just off Scarborough Road, this residence is ideally located for families. A primary school is conveniently close, making the morning school run a breeze. The old town is nearby, offering a array of shops and amenities to cater to your daily needs.

With its modern features and spacious layout, this mid-terrace home is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

Entrance:

Composite door into inner hall, central heating radiator, two built in storage cupboards and composite door onto the rear garden.

Lounge:

11'9" x 10'9" (3.59m x 3.30m)

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

Kitchen/diner:

13'4" x 9'4" (4.08m x 2.87m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven and hob with extractor over. Breakfast bar, gas combi boiler, space for a fridge/freezer, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

13'10" x 11'0" (4.23m x 3.36m)

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

Bathroom:

10'1" x 2'7" (3.08m x 0.80m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, shaver socket and chrome ladder radiator.

First floor:

Central heating radiator, built in storage cupboard and access to a boarded loft space by drop down ladder.

Bedroom:

11'1" x 9'6" (3.40m x 2.90m)

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

Bedroom:

9'10" x 7'1" (3.00m x 2.17m)

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

Bedroom:

12'2" x 6'10" (3.72m x 2.10m)

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

Bathroom:

8'3" x 5'5" (2.54m x 1.67m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a open plan pebbled garden. To the rear of the property is a low maintenance paved courtyard. Water point, timber built shed and gated access to the residential care park.

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:

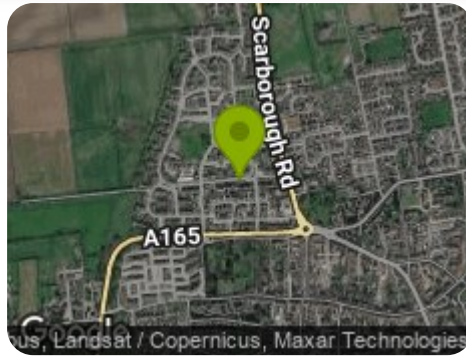
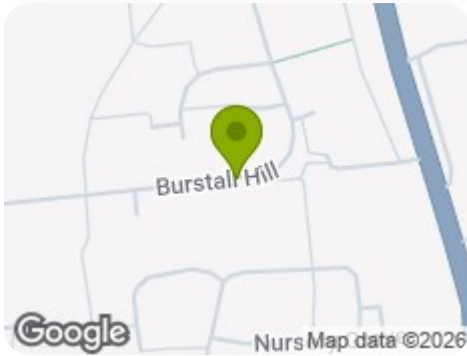
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



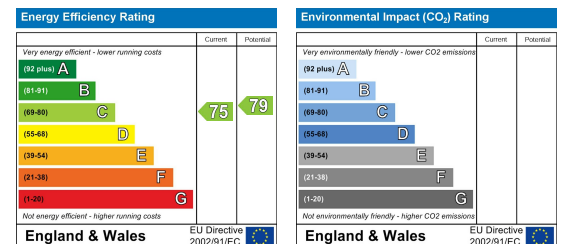
Floor Plan



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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