



**8 Gilbert Street, Bridlington, YO16 4JX**

**Price Guide £265,000**





# 8 Gilbert Street

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Welcome to Gilbert Street in the coastal town of Bridlington. This detached bungalow presents an excellent opportunity for those looking to downsize without compromising on space.

The property boasts three well-proportioned bedrooms and two inviting reception rooms, providing ample room for relaxation and entertaining.

Having been fully renovated by the current owners, this home is in pristine condition, featuring a brand-new kitchen and bathroom, along with modern re-wiring, fresh decoration, new flooring, and an upgraded heating system. Every detail has been thoughtfully considered to create a comfortable and stylish living environment.

Set on a generous plot just off Carlton Street, the bungalow enjoys a location that is conveniently close to a variety of amenities. Residents will appreciate the proximity to Quay Road shops, local schools, and Dukes Park. Additionally, the train station and easy access to the town centre ensure that everything you need is within reach.

There is no ongoing chain, allowing for a smooth transition into your new home. Don't miss the chance to make this property your own.

## **Entrance:**

Composite door into a spacious inner hall, central heating radiator.

## **Lounge:**

**13'8" x 11'9" (4.17m x 3.60m)**

A front facing room, inset gas fire, three upvc double glazed windows and central heating radiator.

## **Kitchen:**

**11'5" x 11'5" (3.50m x 3.48m)**

Fitted with a range of modern base and wall units, solid wood worktops, composite one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, integrated dishwasher, upvc double glazed window and vertical radiator.

## **Dining room:**

**11'2" x 6'2" (3.42m x 1.90m)**

A rear facing room, two upvc double glazed windows, central heating radiator and upvc double glazed French doors onto the garden.

## **Bedroom:**

**15'1" x 11'2" (4.61m x 3.42m)**

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

## **Bedroom:**

**11'8" x 11'7" (3.58m x 3.55m)**

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

## **Bathroom:**

**10'10" x 5'10" (3.32m x 1.78m)**

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and chrome ladder radiator.

### Bedroom:

14'10" x 6'9" (4.53m x 2.07m)

A side facing double room, deep built in storage cupboard housing a new gas combi boiler, two upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a fenced pebbled garden. To the side elevation is a private pebbled driveway leading to the garage.

### Garden:

To the rear of the property is a fenced garden, patio to lawn and borders.

### Garage:

A timber built garage, power and lighting.

### Notes:

Council tax band: C

Some of the rooms have been virtually staged.

### 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



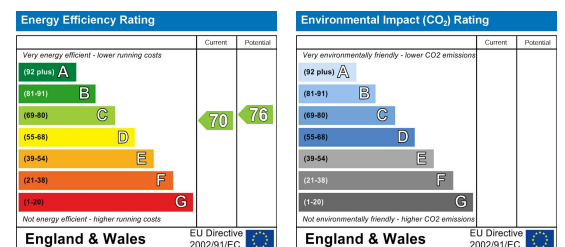
## Floor Plan



## 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



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