



8 Borough Road, Bridlington, YO16 4HL

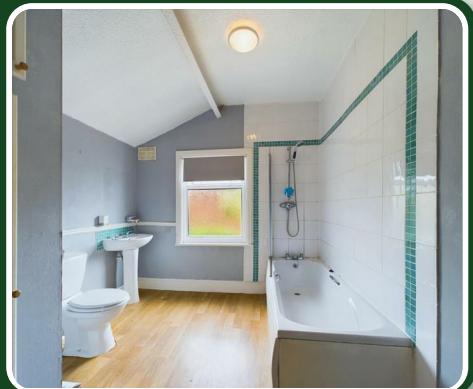
Price Guide £140,000



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A three storey four bedroom terraced house. Situated just off St. Johns Avenue, offering convenience to local shops, schools, and bus routes. As well as easy access to Bridlington's Old Town, known for its array of shops, galleries, eateries, and public houses.

The property comprises: Ground floor: lounge, dining room and kitchen. First floor: two double bedrooms, separate wc and bathroom. Second floor: two further double bedrooms. Exterior: enclosed garden. Upvc double glazed window and gas central heating. No ongoing chain.

Entrance:

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

Lounge:

15'1" x 10'8" (4.62m x 3.26m)

A front facing room, gas fire with wood surround, upvc double glazed bay window and central heating radiator.

Dining room:

12'4" x 11'2" (3.78m x 3.41m)

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

Kitchen:

14'5" x 8'7" (4.40m x 2.64m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven, gas hob and part wall tiled. Plumbing for washing machine, under stairs storage

cupboard, upvc double glazed window and upvc double glazed door onto the garden.

First floor:

Central heating radiator.

Bedroom:

14'4" x 12'4" (4.37m x 3.77m)

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

Bedroom:

12'4" x 8'6" (3.78m x 2.60m)

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

Wc:

Wc, wash hand basin and upvc double glazed window.

Bathroom:

10'11" x 8'8" (3.34m x 2.65m)

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

Second floor:

Velux window and built in storage cupboard.

Bedroom:

13'2" x 12'0" (4.02m x 3.68m)

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

Bedroom:

12'0" x 7'2" (3.66m x 2.19m)

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

Exterior:

To the front of the property is a small walled garden.

Garden:

To the rear of the property is an enclosed paved garden area with gazebo and a shed.

Notes:

Council tax band: A

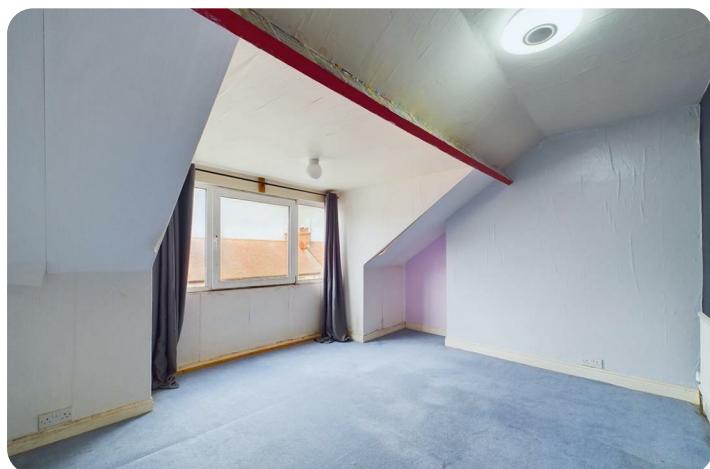
Purchase procedure

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



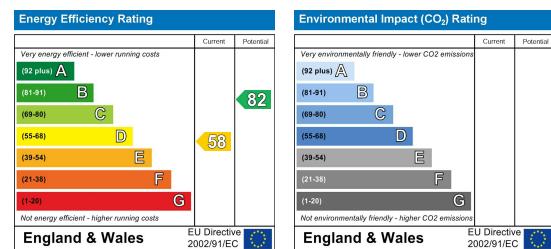
Floor Plan



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.

