



BELT
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8 Nursery Grove, Bridlington, YO16 4QS

Price Guide £175,000



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Welcome to Nursery Grove in Bridlington, this well-presented semi-detached house is an ideal family home. Boasting four bedrooms, the property has been thoughtfully extended by the current owners to enhance its living space, making it perfect for families seeking comfort and convenience.

The house features two inviting reception rooms, modern kitchen providing ample space for relaxation and entertaining. The well-appointed bathroom caters to the needs of a busy household.

Situated within a convenient distance of local schools, shops, bus routes and Westgate park. Also Bridlington's Old Town with its array of local shops, cafes, eateries, and galleries.

Don't miss the chance to make this delightful property your new family home.

Entrance:

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

Lounge:

16'0" x 11'7" (4.88 x 3.55m)

A front facing room, gas fire with tiled inset and wood surround, Understairs storage cupboard, upvc double glazed window, central heating radiator and double door into the dining room.

Dining room:

9'8" x 7'0" (2.97 x 2.14m)

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

Kitchen:

9'9" x 7'4" (2.98 x 2.26m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine and dishwasher. Upvc double glazed window and central heating radiator.

Rear hall:

4'0" x 2'8" (1.23 x 0.82m)

Door onto the garden.

First floor:

Bedroom:

12'11" x 8'4" (3.96 x 2.55m)

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

Bedroom:

12'11" x 8'4" (3.95 x 2.56m)

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

Bedroom:

18'2" x 7'8" (5.56 x 2.35m)

A spacious double aspect room, built in wardrobes and cupboards. Two upvc double glazed windows and two central heating radiators.

Bedroom:

8'5" x 6'3" (2.57 x 1.93m)

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

Bathroom:

6'3" x 5'5" (1.93 x 1.66m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden with lawn and borders of shrubs and bushes. Private driveway for parking.

Garden:

To the rear of the property is a low maintenance fenced garden. Paved patio with gazebo, decked patio, slate area, pebbled borders and a shed.

Garage:

14'2" x 8'2" (4.34 x 2.51m)

Up and over door, power and lighting.

Notes:

Council tax band B.

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:

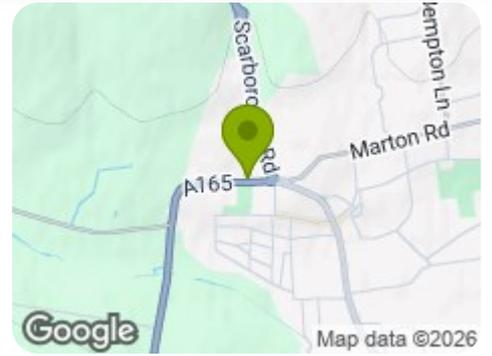
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



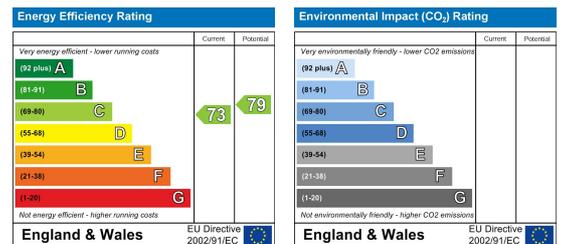
Floor Plan



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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