



## 37 Queensgate, Bridlington, YO16 7LT

Price Guide £160,000



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Welcome to Queensgate in the coastal town of Bridlington, this terraced house presents an excellent opportunity for first-time buyers seeking a home that is both spacious and conveniently located.

With two inviting reception rooms and three generously sized double bedrooms, this property is deceptively spacious, providing ample room for both relaxation and entertaining.

The well-appointed bathroom and the overall move-in condition of the house mean that you can settle in without the need for immediate renovations.

The property also boasts parking for one vehicle.

Situated on the popular north side of Bridlington, you will find yourself just a short stroll away from a variety of local shops, as well as Dukes Park and Queensgate Park. Families will particularly appreciate the close proximity to local schools and colleges.

The town centre and the stunning north bay are easily accessible, offering a wealth of amenities and leisure activities to enjoy.

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

## **Entrance:**

Upvc double glazed door into inner hall, upvc double glazed window, understairs storage cupboard and central heating radiator.

## **Dining room:**

11'7" x 10'1" (3.54m x 3.09m)

A front facing room, feature wall panelling, upvc double glazed window and column radiator.

## **Lounge:**

13'5" x 10'1" (4.11m x 3.08m)

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

## **Kitchen:**

10'0" x 6'3" (3.05m x 1.91m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, under cupboard lighting, electric oven and hob with extractor over. Part wall tiled, floor tiled, plumbing for washing machine, space for a fridge/freezer, upvc double glazed window and upvc double glazed door onto the garden.

## **First floor:**

Built in storage cupboard housing gas combi boiler.

## **Bedroom:**

12'3" x 9'5" (3.74m x 2.88m)

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

## **Bedroom:**

11'5" x 11'1" (3.49m x 3.38m)

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

## **Bedroom:**

8'10" x 8'4" (2.71m x 2.55m)

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

### **Bathroom:**

**8'3" x 5'7" (2.53m x 1.72m)**

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, two upvc double glazed windows and ladder radiator.

### **Exterior:**

To the front of the property is a private paved and pebbled driveway for parking.

### **Garden:**

To the rear of the property is a good size fenced garden, decked patio to lawn with borders of shrubs and bushes. Two timber built sheds.

### **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.

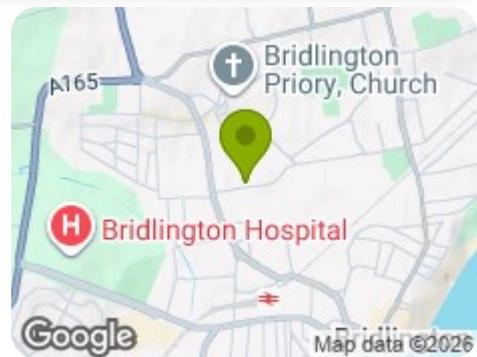
**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



## Road Map

## Hybrid Map

## Terrain Map



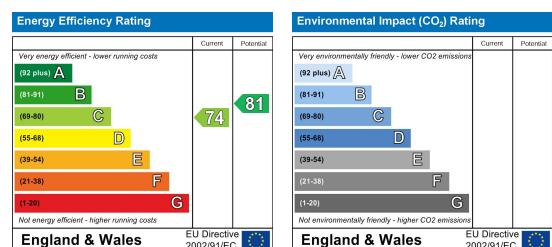
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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