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2 High Green Court, Bridlington, YO16 7AD

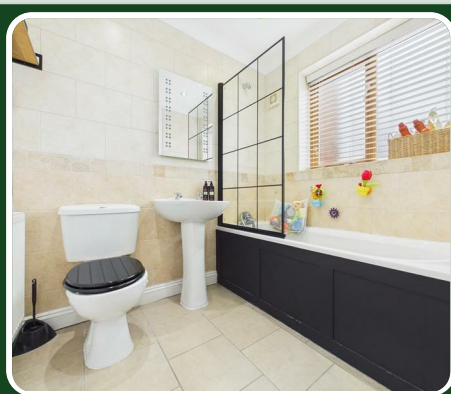
Price Guide £215,000



2 High Green Court

Bridlington, YO16 7AD

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Welcome to High Green Court, a mid-terrace town house located in the seaside town of Bridlington.

This modern four-bedroom home is perfect for families.

As you enter, you will find a kitchen/diner that provides an inviting space for family gatherings. The well-designed layout includes lounge, four bedrooms and two bathrooms ensuring ample space for everyone.

Situated in cul-de-sac just off Pinfold Street. The location is particularly appealing, as it is within easy reach of the Old Town's array of shops, public houses, galleries, and eateries. Families will appreciate the proximity to local primary schools.. Additionally, the A165 main road to Scarborough is easily accessible.

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

Entrance:

Door into inner hall, understairs storage cupboard and central heating radiator.

Wc:

7'1" x 2'8" (2.18m x 0.83m)

Wc, wash hand basin, extractor and central heating radiator.

Utility:

5'10" x 4'0" (1.78m x 1.22m)

Fitted with base units, gas boiler, part wall tiled, plumbing for washing machine, space for tumble dryer, central heating radiator and door onto the rear garden.

Kitchen/diner:

23'9" x 9'5" (7.26m x 2.88m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven, gas hob with stainless

steel extractor over. Part wall tiled, plumbing for a dishwasher, two upvc double glazed windows and central heating radiator.

First floor:

Central heating radiator.

Lounge:

16'2" x 10'11" (4.93m x 3.35m)

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

Bedroom:

12'6" x 9'4" (3.82m x 2.87m)

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

Bathroom:

6'10" x 5'6" (2.09m x 1.70m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

Second floor:

Built in storage cupboard and central heating radiator.

Bedroom:

12'10" x 9'6" (3.93m x 2.90m)

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

Bedroom:

10'8" x 9'5" (3.26m x 2.89m)

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

Bedroom:

12'10" x 9'6" (3.93m x 2.90m)

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

Bathroom:

6'9" x 5'6" (2.07m x 1.70m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden with lawn. To the rear of the property is a low maintenance fenced garden. Paved and artificial lawn. Timber built shed and water point. Gated access to the two private parking bays.

Notes:

Council tax band: C

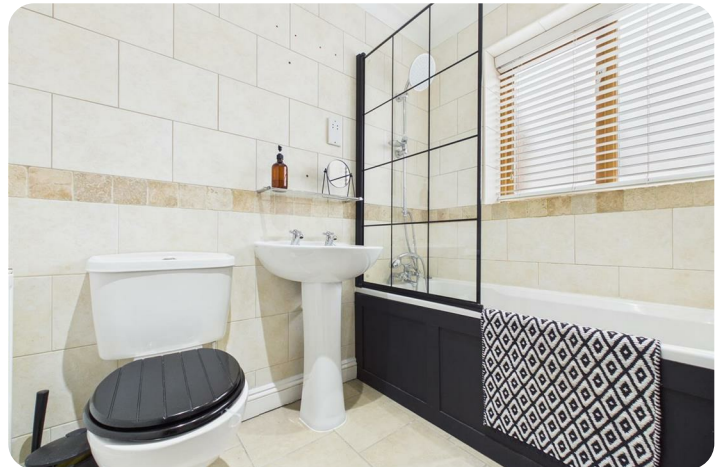
Purchase procedure

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



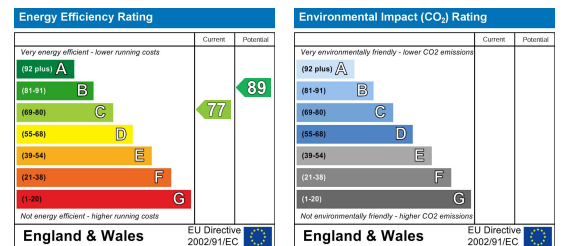
Floor Plan



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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