BELT
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7 Curlew Grove, Bridlington, YO15 3NX

Price Guide £249,950

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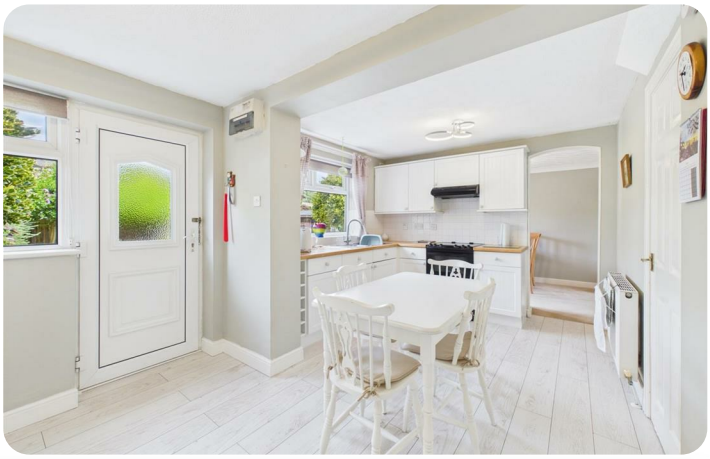

The Property Ombudsman
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7 Curlew Grove

Bridlington, YO15 3NX

Price Guide £249,950

Welcome to the desirable area of Curlew Grove in the coastal town of Bridlington. This link-detached house presents an excellent opportunity for families seeking a comfortable and well-maintained home.

The property features three bedrooms and two inviting reception rooms, offering ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the generous kitchen/diner, which provides a perfect setting for family meals and gatherings.

Outside, the beautifully established rear garden is perfect for enjoying sunny afternoons or hosting summer barbecues.

The location is particularly advantageous, situated near local schools, the Belvedere Golf Course and just a short distance from the south beach. For those who enjoy exploring, the main roads to Beverley and Hull are easily accessible, and the regular bus route nearby offers convenient transport options to the town centre and seafront.

This property is an ideal family home that combines comfort, space, and a fantastic location.

Entrance:

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

Wc:

5'5" x 2'9" (1.66m x 0.84m)

Wc, wash hand basin with vanity unit, tiled floor, upvc double glazed window and central heating radiator.

Lounge:

13'10" x 13'2" (4.22m x 4.02m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed window, two central heating radiators and archway into the dining room.

Dining room:

9'10" x 7'10" (3.02m x 2.40m)

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

Kitchen:

16'9" x 9'7" (5.13m x 2.94m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, plumbing for washing machine and dishwasher. Part wall tiled, gas boiler, two upvc double glazed windows, central heating radiator, understairs storage cupboard, courtesy door into the garage and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window and built in storage cupboard housing hot water store.

Bedroom:

12'4" x 8'3" (3.78m x 2.53m)

A front facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

11'2" x 8'9" (3.42m x 2.69m)

A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

7'9" x 7'3" (2.38m x 2.23m)

A front facing single room, built in wardrobes and dresser. Upvc double glazed window and central heating radiator.

Bathroom:

7'3" x 6'0" (2.22m x 1.84m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a pebbled garden area with shrubs and bushes.
Private paved driveway with ample parking.

Garden:

To the rear of the property is a beautiful established private garden. Paved patios, pebbled areas, lawn, well stocked borders of shrubs and bushes. A timber built shed.

Garage:

16'9" x 8'0" (5.13m x 2.44m)

Up and over door, power and lighting.

Notes:

Council tax band D

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.

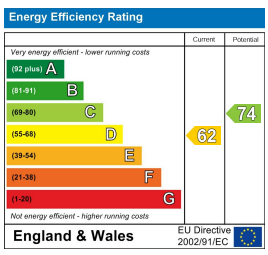
Road Map | Hybrid Map | Terrain Map

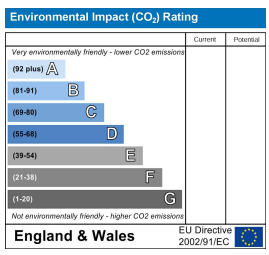
Floor Plan

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.