



5 St. Cuthbert Road, Bridlington, YO16 7SR

Price Guide £215,000



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Welcome to this semi-detached house located on St. Cuthbert Road in the seaside town of Bridlington.

The property features two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen and bathroom have been thoughtfully designed to meet the needs of contemporary living. Three well-proportioned bedrooms, perfect for accommodating family members or guests. The house is light and airy throughout, creating a warm and welcoming atmosphere for you and your family.

Situated just off Queensgate, this home is ideally located close to local schools, colleges, and parks, making it perfect for families. You will also enjoy easy access to the town centre, with a variety of shops, cafes, and amenities.

No ongoing chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this home in a sought-after location.

Entrance:

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

Wc:

4'0" x 2'3" (1.24m x 0.71m)

Wc, wash hand basin with vanity unit and upvc double glazed window.

Lounge:

12'11" x 11'10" (3.95m x 3.63m)

A front facing room, inset multi fuel burning store with oak beam, upvc double glazed bay window and central heating radiator.

Dining room:

12'7" x 11'0" (3.84m x 3.37m)

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

Kitchen:

15'2" x 6'8" (4.63m x 2.05m)

Fitted with a range of modern base and wall units, solid wood worktops, sink unit, plumbing for washing machine and two upvc double glazed windows.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom:

11'2" x 11'0" (3.41m x 3.37m)

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

Bedroom:

7'7" x 6'11" (2.32m x 2.12m)

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

Bedroom:

11'8" x 11'1" (3.57m x 3.38m)

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

Bathroom:

9'7" x 6'9" (2.94m x 2.06m)

Comprises a modern suite, bath with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Wc:

3'8" x 2'7" (1.13m x 0.80m)

Wc, part wall tiled, floor tiled and upvc double glazed window.

Exterior:

To the front of the property is a private pebbled driveway with ample parking.

Garden:

To the rear of the property is a good size fenced garden. Patio, lawn and pebbled area.

Notes:

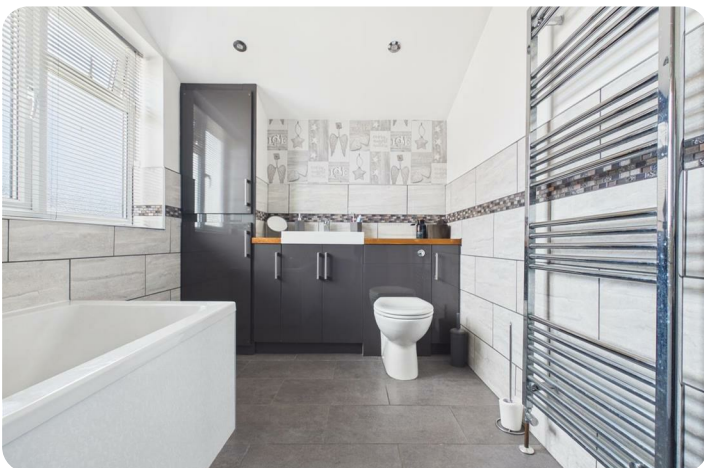
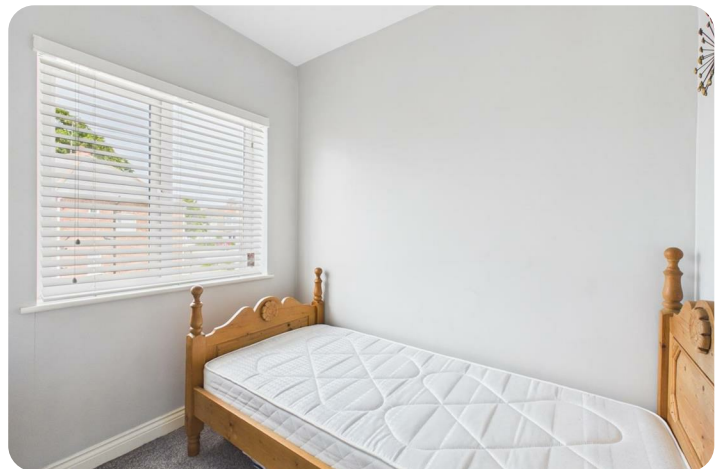
Council tax band B

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



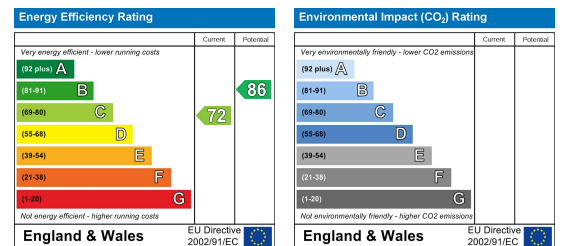
Floor Plan



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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