



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**96 Queensgate, Bridlington, YO16 7JH**

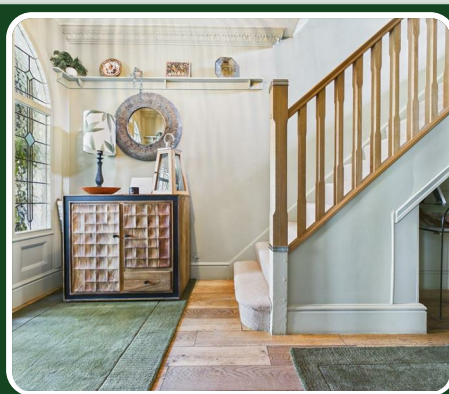
**Price Guide £330,000**



# 96 Queensgate

Bridlington, YO16 7JH

## Price Guide £330,000



Welcome to Queensgate in the coastal town of Bridlington. This stunning detached house presents an exceptional opportunity for those seeking a comfortable and modern family home.

The heart of the home is undoubtedly the open plan kitchen, which seamlessly flows into the dining and living area. This inviting space is perfect for entertaining and family gatherings, while large windows provide a delightful view of the beautifully established south-facing rear garden, allowing natural light to flood the interior. Situated just a short stroll from local shops on Queensgate. Residents will appreciate the nearby Dukes and Queensgate Park. The proximity to local schools and colleges enhances the appeal for families. The town centre and the stunning North Bay are within easy reach, offering a variety of amenities.

We highly recommend viewing this property to fully appreciate what's on offer. Don't miss the chance to make this stunning house your new home.

### Entrance:

Composite door into inner porch, upvc double glazed window. Door into inner hall, oak flooring and column radiator.

### Lounge:

18'0" x 13'2" (5.51m x 4.03m)

A spacious front facing room, inset multi fuel burning stove with feature brick surround and oak beam. Upvc double glazed bay window and vertical radiator.

### Kitchen:

15'3" x 12'1" (4.66m x 3.69m)

Fitted with a range of modern base and wall units, quartz worktops, inset one and a half sink unit, electric double oven, induction hob with extractor over. Part wall tiled, central island with walnut wood worktop, integrated fridge and dishwasher. Oak flooring, inset multi fuel burning stove with slate surround and oak beam. Upvc double glazed window, vertical radiator and archway into the dining area.

### Utility cupboard:

6'7" x 5'6" (2.03m x 1.68m)

Plumbing for washing machine and gas combi boiler fitted in November 2025.

### Dining to living area:

20'4" x 11'3" (6.21m x 3.45m)

Over looking the stunning garden, oak flooring, column radiator, two velux windows and two upvc double glazed french doors.

### First floor:

Upvc double glazed window and column radiator.

### Bedroom:

12'11" x 11'0" (3.95m x 3.36m)

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

### Bedroom:

12'11" x 11'5" (3.94m x 3.48m)

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

### Bedroom:

8'0" x 5'11" (2.44m x 1.81m)

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

### Bathroom:

11'8" x 5'6" (3.56m x 1.68m)

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

### Exterior:

To the front of the property is a walled garden area and private pebbled driveway.

### Garden:

To the rear of the property is a beautiful south facing established garden. Composite decked patio with gazebo, well stocked flower beds with a variety of trees, shrubs and bushes.

### Studio/home office:

14'6" x 12'9" (4.43m x 3.91m)

A really useful room currently used as a home office with power and lighting.

### Notes:

In accordance with the Estate Agency Act we confirm that the property owner is related to the directors of Nicholas Belt Estate Agency Ltd.

Council tax band C

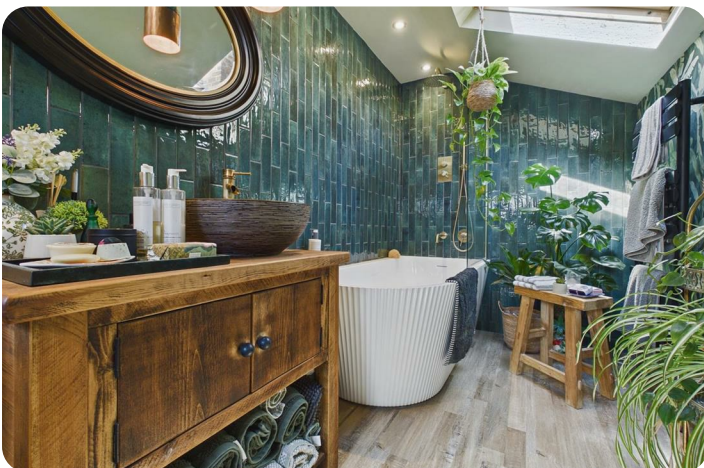
### Purchase procedure

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



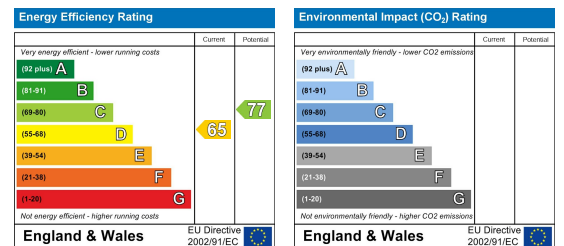
## Floor Plan



## 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.



www.beltstateagents.co.uk

