



BELT
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100 Queensgate, Bridlington, YO16 7JH

Price Guide £269,950



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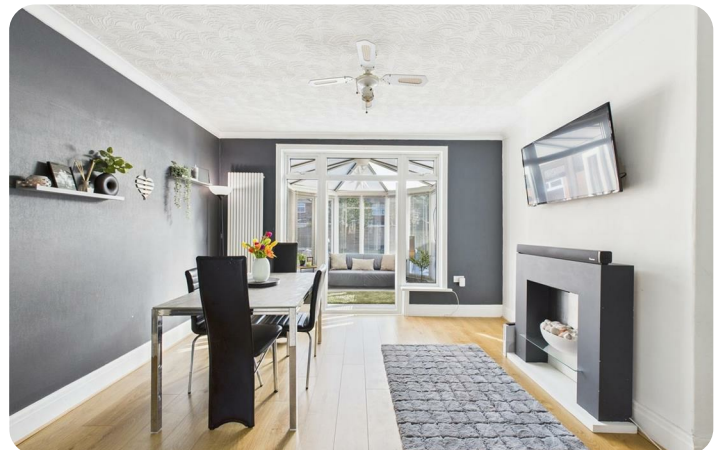
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100 Queensgate

Bridlington, YO16 7JH

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Welcome to Queensgate, Bridlington, a three bedroom detached house that presents an ideal opportunity for families seeking a comfortable and convenient home.

The south-facing rear garden is a true highlight which bathes the outdoor space in sunlight throughout the day. This garden is perfect for children to play in or for hosting summer barbecues with friends and family.

The location is particularly advantageous, situated on the north side of Bridlington, where you can enjoy the convenience of nearby shops on Queensgate, as well as Dukes and Queensgate Park. Families will appreciate the proximity to local schools and colleges. Additionally, the town centre and the picturesque north bay are easily accessible.

In summary this detached house on Queensgate presents an excellent opportunity for anyone looking for a modern family home in a convenient location.

Entrance:

Upvc double glazed door into inner porch. Door into spacious inner hall, understairs storage cupboard and column radiator.

Lounge:

12'11" x 11'3" (3.94m x 3.43m)

A front facing room, feature wall panelling, upvc double glazed bay window, central heating radiator and double doors into the dining room.

Dining room:

12'10" x 11'7" (3.92m x 3.54m)

A rear facing room, electric fire in a modern surround, vertical radiator and upvc double glazed french doors into the conservatory.

Upvc conservatory:

9'1" x 8'11" (2.78m x 2.73m)

Over looking the garden.

Kitchen:

12'7" x 8'0" (3.86m x 2.45m)

Fitted with a range of base and wall units, belfast sink unit, part wall tiled, space for fridge/freezer, plumbing for waching machine, two upvc double glazed windows and upvc double glazed door to the side elevation.

First floor:

Upvc double glazed window and access to boarded loft space by drop down ladder with velux window.

Bedroom:

13'8" x 12'9" (4.17m x 3.91m)

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

Bedroom:

12'9" x 11'8" (3.90m x 3.58m)

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

Bedroom:

8'2" x 8'2" (2.51m x 2.49m)

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

Bathroom:

8'3" x 6'3" (2.52m x 1.91m)

Comprises a modern suite, bath with plumbed shower over,

wc and wash hand basin vanity unit. Full wall tiled, built in storage cupboard, extractor, LED mirror, upvc double glazed window and composite radiator.

Wc:

5'4" x 2'6" (1.65m x 0.78m)

Wc, full wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a walled garden area. To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a private, south facing fenced garden. Indian stone patio, lawn and decked patio. Timber built summer house and timber built shed.

Garage:

A brick built garage, power and lighting.

Notes:

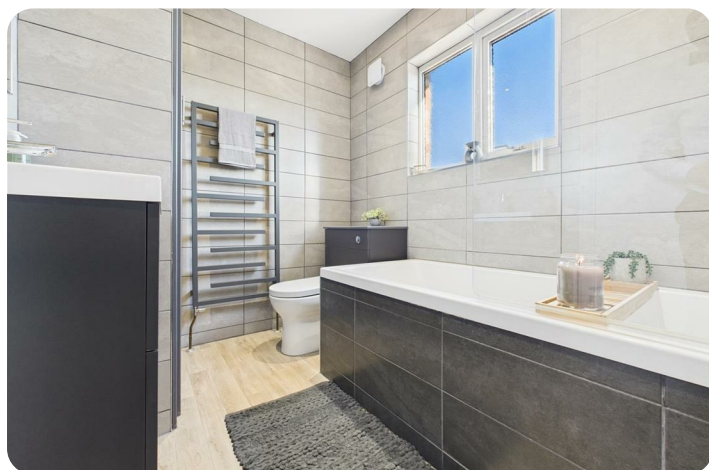
Council tax band C.

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



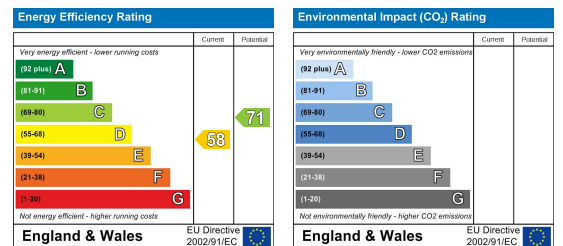
Floor Plan



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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