



**16 Field Road, Bridlington, YO16 4AU**

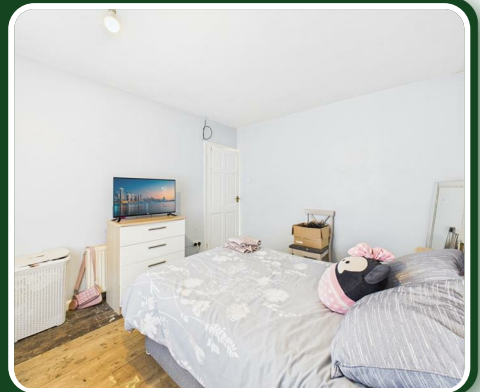
**Price Guide £95,000**



# 16 Field Road

Bridlington, YO16 4AU

## Price Guide £95,000



Welcome to Field Road in the coastal town of Bridlington, a three bedroom mid-terraced house.

The property features lounge, kitchen/diner, three well-proportioned bedrooms and a bathroom making it an ideal choice for first-time buyers, families, or those seeking a sound investment opportunity.

Situated near Bridlington's Old Town, residents can enjoy a mix of local shops, galleries, and inns. The area is also well-served by local schools and bus routes, making it convenient for families.

With no ongoing chain, you can move in without delay.

### Entrance:

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

### Lounge:

13'8" x 11'3" (4.17m x 3.45m)

A front facing room, wall mounted electric fire, upvc double glazed bay window and central heating radiator.

### Kitchen/diner:

16'11" x 5'10" (5.18m x 1.78m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, gas combi boiler, space for fridge/freezer, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear garden.

### First floor:

Access to the loft.

### Bedroom:

11'5" x 10'2" (3.50m x 3.12m)

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

### Bedroom:

10'8" x 8'5" (3.26m x 2.58m)

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

### Bedroom:

8'7" x 8'5" (2.63m x 2.58m)

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

### Bathroom:

8'4" x 5'1" (2.56m x 1.57m)

Comprises bath, wc and wash hand basin. Part wall tiled, built in storage cupboard, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a walled garden.

### Garden:

To the rear of the property is a good size garden with lawn.

### Notes:

Council tax band: A



## 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



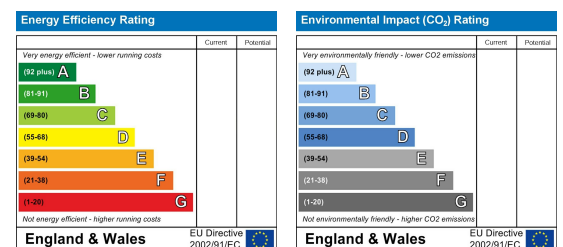
## Floor Plan



## 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.