



BELT
ESTATE AGENCY

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

Telephone: 01262 672253

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



14 St. Columba Road, Bridlington, YO16 6QX

Price Guide £189,950



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Welcome to the desirable residential area of St. Columba Road, Bridlington. This semi-detached house presents an excellent opportunity for first-time buyers or those looking to downsize.

With two inviting reception rooms and two comfortable bedrooms, this property offers a warm and welcoming atmosphere.

The house features a well-appointed kitchen and bathroom. Ample private parking space ensuring convenience for you and your guests.

The property is a blank canvas, ready for you to infuse your personal style and make it your own.

One of the standout features of this home is its beautiful gardens, providing a serene outdoor space to relax and enjoy the fresh coastal air. Located just off Fortyfoot, you will find yourself a mere half a mile from the stunning north foreshore, where you can indulge in leisurely walks along the beach and take in the breathtaking views of the coastline. The town centre is easily accessible, offering a variety of local shops, schools, and bus routes.

Entrance:

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

Lounge:

11'10" x 11'9" (3.61m x 3.60m)

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

Dining room:

11'11" x 11'10" (3.64m x 3.61m)

A rear facing room, gas fire with tiled surround, upvc double

glazed window, two central heating heating radiators and upvc double glazed patio doors onto the rear garden.

Kitchen:

7'8" x 6'11" (2.36m x 2.13m)

Fitted with a range of base and wall units, composite sink unit, part wall tiled, plumbing for washing machine, two upvc double glazed windows, electric radiator and upvc double glazed door to the side elevation.

First floor:

Central heating radiator

Bedroom:

11'10" x 11'9" (3.63m x 3.60m)

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

Bedroom:

14'0" x 11'9" (4.28m x 3.60m)

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

Bathroom:

7'10" x 5'4" (2.40m x 1.64m)

Comprises walk in shower with plumbed shower, wash hand basin, part wall tiled, built in storage cupboard housing gas boiler and hot water store. Shaver socket, upvc double glazed window and central heating radiator.

Wc:

5'4" x 2'6" (1.64m x 0.78m)

Wc, part wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a walled garden with lawn and borders of shrubs and bushes.

To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private, fenced garden, thoughtfully landscaped to provide an attractive outdoor space. A paved patio area leads onto a well-maintained lawn, complemented by beautifully presented flower and shrub borders. A paved pathway extends through the garden, leading to further raised flower beds stocked with a variety of flowers and mature planting. Additional features include a summer house, a timber-built garden shed, and an outside point.

Garage:

15'8" x 8'10" (4.78m x 2.71m)

Up and over door, power, lighting and courtesy door.

Notes:

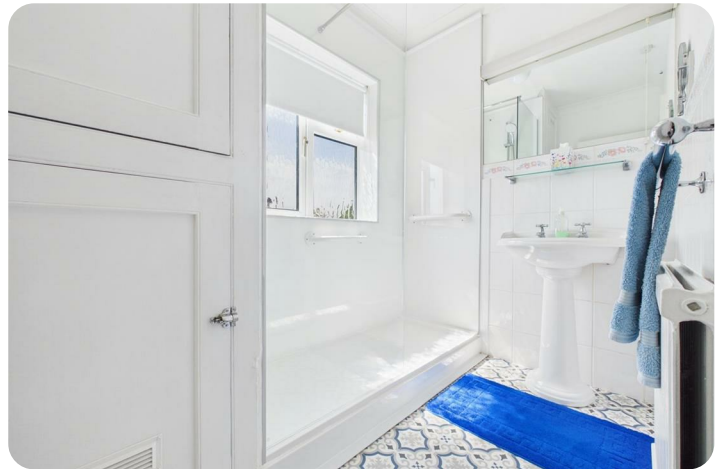
Council tax band: B

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:

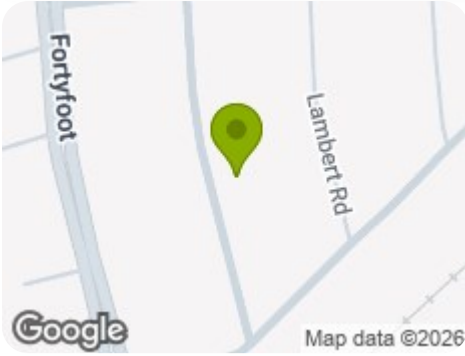
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



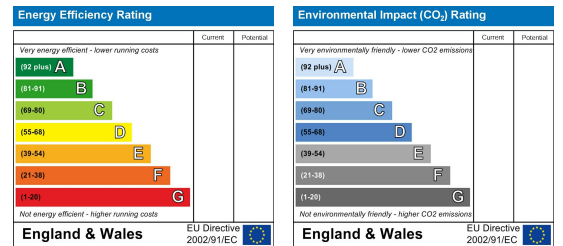
Floor Plan



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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