



## 30 Buckrose Grove, Bridlington, YO16 4EQ

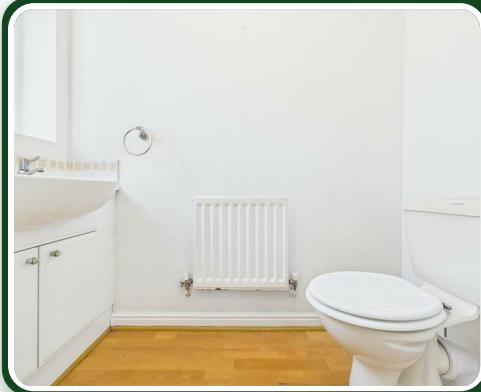
Price Guide £145,000



# 30 Buckrose Grove

Bridlington, YO16 4EQ

## Price Guide £145,000



A three-bedroom end-terrace house, built around 2003, is part of a modern residential development in Bridlington.

Located just off Brett Street, it's conveniently close to the local parade of shops on Quay Road, post office, schools and bus routes, making it an ideal purchase for first-time buyers or investors.

The property comprises: Ground floor: wc, spacious lounge and kitchen/diner. First floor: three bedrooms and bathroom. Exterior: Private driveway for parking and and good size rear garden. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Door into inner hall, upvc double glazed window and central heating radiator.

### Wc:

6'5" x 2'11" (1.96m x 0.91m)

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

### Lounge:

15'7" x 14'5" (4.76m x 4.40m)

A front facing room, electric fire in a wood surround, upvc double glazed window, two central heating radiators and staircase to first floor.

### Kitchen/diner:

14'4" x 8'3" (4.39m x 2.53m)

Fitted with a range of base and wall units, sink unit,

electric oven, gas hob with extractor over. Part wall tiled, gas combi boiler, plumbing for washing machine, understairs storage cupboard, upvc double glazed window and central heating radiator.

### First floor:

#### Bedroom:

13'1" x 8'2" (4.01m x 2.50m)

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

#### Bedroom:

10'7" x 8'0" (3.24m x 2.45m)

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

#### Bedroom:

7'3" x 5'10" (2.21m x 1.78m)

A front facing single room, built in storage cupboard, upvc double glazed window and central heating radiator.

#### Bathroom:

6'0" x 5'6" (1.85m x 1.70m)

Comprises bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

#### Exterior:

To the front of the property is a private driveway for parking.



### **Garden:**

To the rear of the property is a good size fenced garden. Paved patio to lawn and a timber built shed.

### **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



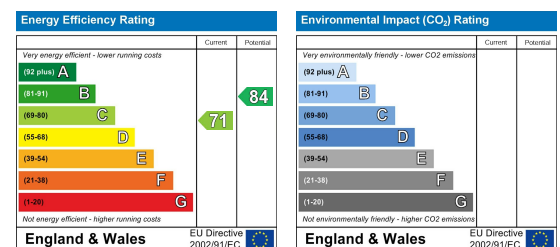
## Floor Plan



## 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.