



4 Grasmere Grove, Bridlington, YO16 6HN

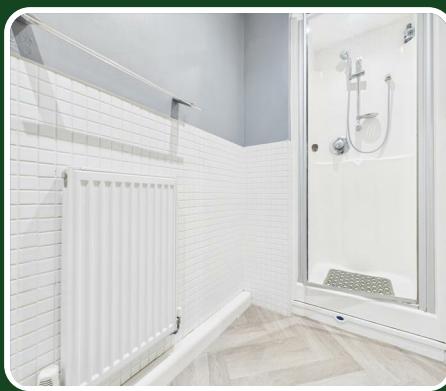
Price Guide £175,000



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Bridlington, YO16 6HN

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Welcome to the cul-de-sac of Grasmere Grove in Bridlington, a semi-detached house built in 2004 by Persimmon Homes.

The property features a spacious reception room and kitchen/diner perfect for entertaining guests or enjoying quiet evenings with family. With three well-proportioned bedrooms, there is ample space for relaxation, catering to the needs of a growing family or those wishing to create a guest room or home office. The property boasts two bathrooms, ensuring convenience and privacy for all occupants.

There is also a private driveway for parking and a garage. With no ongoing chain, this property is ready for you to move in and make it your own.

Whether you are a first-time buyer or looking to downsize, this modern home in Bridlington presents an excellent opportunity to enjoy a comfortable lifestyle in a desirable location.

Entrance:

Door into inner hall, central heating radiator.

Wc:

6'1" x 2'9" (1.86m x 0.86m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Lounge:

14'7" x 9'6" (4.46m x 2.90m)

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

Kitchen/diner:

16'2" x 9'1" (4.93m x 2.79m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, understairs storage cupboard, gas combi boiler, space for fridge/freezer, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the rear garden.

First floor:

Built in storage cupboard, upvc double glazed window, central heating radiator and access to loft space.

Bedroom:

10'4" x 9'10" (3.17m x 3.02m)

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

En-suite:

10'1" x 3'8" (3.08m x 1.13m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor and central heating radiator.

Bedroom:

9'8" x 9'0" (2.95m x 2.75m)

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

Bedroom:

6'10" x 6'9" (2.10m x 2.08m)

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

Bathroom:

5'11" x 5'7" (1.82m x 1.71m)

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

Exterior:

To the front of the property is a open plan garden with lawn.

To the rear of the property is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a fenced garden. Paved patio to lawn with pebbled borders. A water point.

Garage:

Up and over door, power and lighting.

Notes:

Council tax band: C

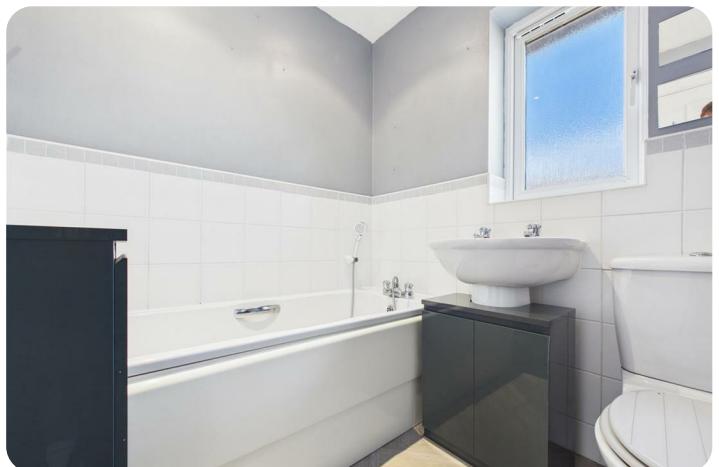
Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both ID 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



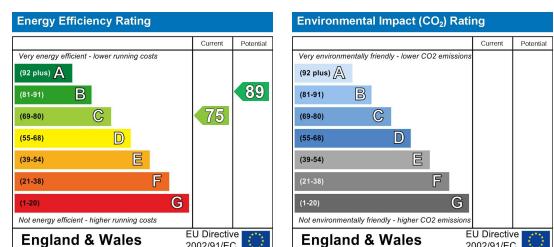
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.