BELT
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88 Queensgate, Bridlington, YO16 7JH

Price Guide £225,000

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The Property Ombudsman
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88 Queensgate

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Price Guide £225,000

A well presented three bedroom semi-detached house located on the popular north side of Bridlington. Convenient for the array of shops on Queensgate, Dukes Park, Queensgate park, schools, college, access to the town centre and the north bay.
The property comprises: Ground floor: lounge, kitchen/diner, dining room and upvc conservatory. First floor: three bedrooms and bathroom. Exterior: private driveway for parking and south facing rear garden. Upvc double glazing and gas central heating.

Entrance:

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

Lounge:

14'8" x 12'2" (4.48m x 3.73m)

A front facing room, gas fire with a marble surround, upvc double glazed bay window and central heating radiator.

Kitchen/diner

18'8" x 7'2" (5.69m x 2.19m)

Fitted with a range of base and wall units, composite sink unit, part wall tiled, plumbing for washing machine, space for fridge/freezer, gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the rear garden.

Dining room:

13'0" x 10'11" (3.98m x 3.34m)

A rear facing room, gas fire with cast iron inset and wood surround. Central heating radiator and upvc double glazed french doors into:

Upvc conservatory:

12'8" x 7'3" (3.88m x 2.22m)

A rear facing room over looking the garden, upvc double glazed french doors.

First floor:

Upvc double glazed window, access to the loft space.

Bedroom:

14'10" x 11'1" (4.53m x 3.38m)

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

Bedroom:

13'1" x 10'11" (3.99m x 3.35m)

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

Bedroom:

8'0" x 7'3" (2.46m x 2.22m)

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

Bathroom:

8'6" x 8'0" (2.61m x 2.46m)

Comprises shower cubicle with plumbed in shower, bath, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a walled garden area. To the side elevation is a private driveway for parking. Gated access to the rear garden.

Garden:

To the rear of the property is a south facing, fenced enclosed garden. Block paved patio area to lawn with borders of shrubs and bushes. Timber built summer house with power and lighting and 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.

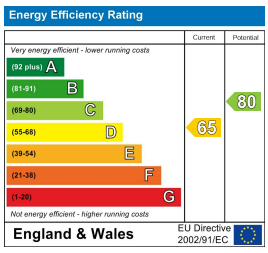
Road Map | Hybrid Map | Terrain Map

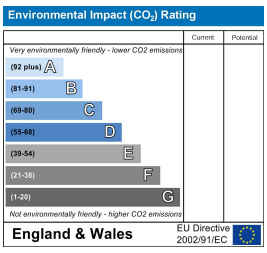
Floor Plan

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





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