



**47 Buckrose Grove, Bridlington, YO16 4EQ**

**Price Guide £135,000**



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Welcome to this three-bedroom mid-terraced house located on Buckrose Grove in the coastal town of Bridlington.

As you enter, you will find a well-proportioned reception room, kitchen/diner, wc, three comfortable bedrooms and bathroom.

This property is situated in a modern residential development, situated just off Brett Street. Its location ensures easy access to a local parade of shops on Quay Road, a post office, schools, and bus routes.

While the property is in need of modernisation, it presents a fantastic opportunity for buyers to personalise and enhance their new home to their taste.

With no ongoing chain, you can move forward with your purchase without delay, making this an attractive option for first-time buyers or investors.

In addition, the property includes parking for one vehicle.

## Entrance:

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

## Wc:

5'7" x 2'9" (1.72m x 0.84m)

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

## Lounge:

15'7" x 14'4" (4.75m x 4.39m)

A spacious front facing room, upvc double glazed window, central heating radiator and staircase to the first floor.

## Kitchen:

14'4" x 8'2" (4.37m x 2.51m)

Fitted with a range of base and wall units, sink unit, electric oven, gas hob with extractor over. Part wall tiled, understairs storage cupboard, gas boiler, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the rear garden.

## First floor:

### Bedroom:

13'1" x 8'2" (4.00m x 2.51m)

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

### Bedroom:

10'7" x 7'10" (3.23m x 2.40m)

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

### Bedroom:

7'0" x 5'10" (2.14m x 1.78m)

A front facing single room, built in storage housing hot water store, upvc double glazed window and central heating radiator.

## Bathroom:

6'0" x 5'5" (1.84m x 1.67m)

Comprises bath with plumbed in shower over, 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. Shared rear access for bins.  
Private car parking space.

### Garden:

To the rear of the property is a fenced garden, 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.



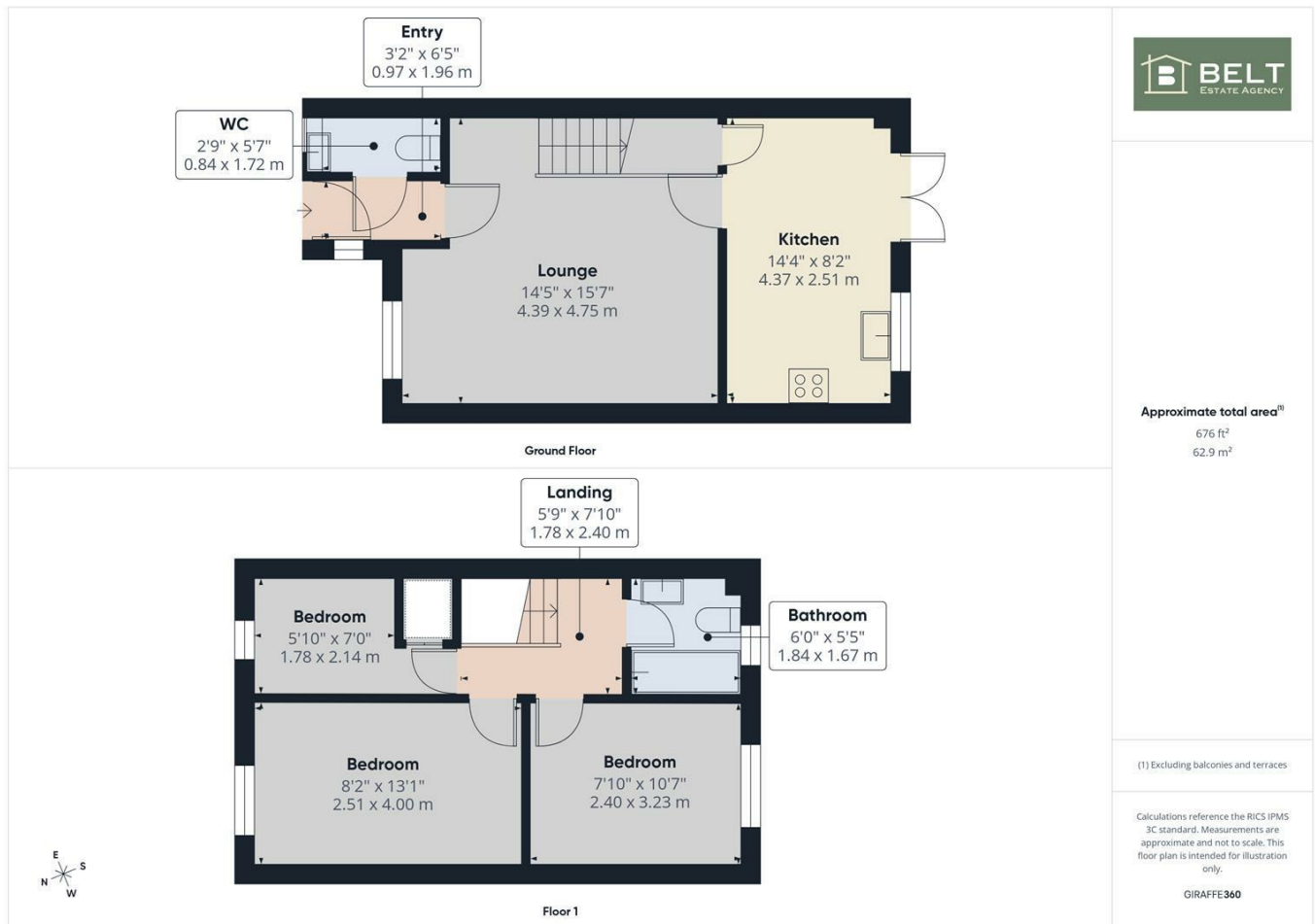
Road Map

Hybrid Map

Terrain Map



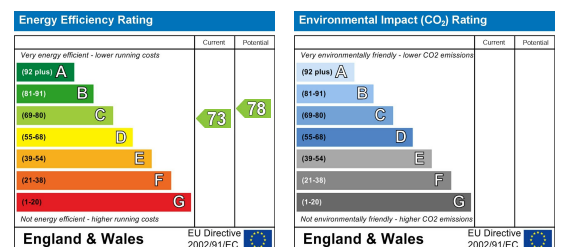
## Floor Plan



## 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.



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