



**1 St. Stephen Road, Bridlington, YO16 4DW**

**Price Guide £220,000**

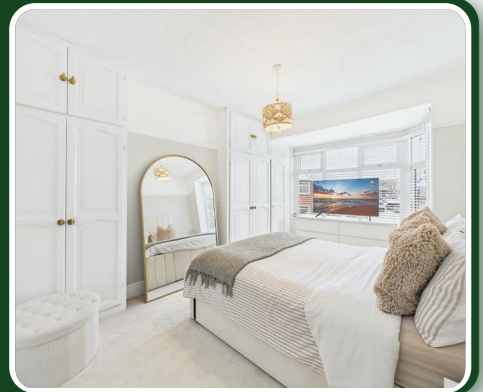




# 1 St. Stephen Road

Bridlington, YO16 4DW

## Price Guide £220,000



Welcome to St. Stephen Road in the coastal town of Bridlington. This three-bedroom semi-detached house has been thoughtfully modernised by the current owners, making it an ideal family home.

The house features two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The well-appointed kitchen and dining area are perfect for family meals, while the three bedrooms offer a retreat for relaxation. The property also boasts a stylish bathroom, ensuring all your needs are met.

Set on a generous plot, the house benefits from a good-sized rear garden, ideal for children to play or for hosting summer barbecues.

The location is particularly appealing, situated just off Queensgate and within easy reach of Dukes Park and Queensgate Park. Families will appreciate the proximity to local schools, a nursery, and East Riding College, making it an excellent choice for those with children. The Promenade is only half a mile away, offering walks along the coast leading to the cliff tops and north beach.

Don't miss your chance to make this delightful house your own.

### Entrance:

Upvc double glazed door into inner lobby feature wall panelling. Doorway into inner hallway, wall panelling, understairs storage cupboard and central heating radiator.

### Lounge:

14'9" x 11'9" (4.51m x 3.60m)

A front facing room, built in storage cupboards and shelves. Upvc double glazed bay window and central heating radiator. Archway into the dining room.

### Dining room:

11'10" x 11'10" (3.62m x 3.61m)

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

### Kitchen:

8'6" x 8'4" (2.61m x 2.55m)

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, plumbing for washing machine, space for fridge/freezer, gas combi boiler and upvc double glazed window.

### Sun room:

10'7" x 8'9" (3.24m x 2.67m)

A rear facing room, central heating radiator, upvc double glazed window and two upvc double glazed french doors onto the rear garden.

### First floor:

Upvc double glazed window and access to the loft space.

### Bedroom:

15'0" x 9'1" (4.59m x 2.77m)

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

### Bedroom:

11'9" x 11'3" (3.60m x 3.45m)

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

**Bedroom:**

7'6" x 6'7" (2.29m x 2.02m)

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

**Bathroom:**

8'3" x 6'1" (2.53m x 1.87m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, two upvc double glazed windows and ladder radiator.

**Exterior:**

To the front of the property is a walled garden area. To the side elevation is a paved driveway leading to the garage.

**Garden:**

To the rear of the property is a good size south/west facing garden.

**Garage:**

Up and over door, power and lighting.

**Notes:**

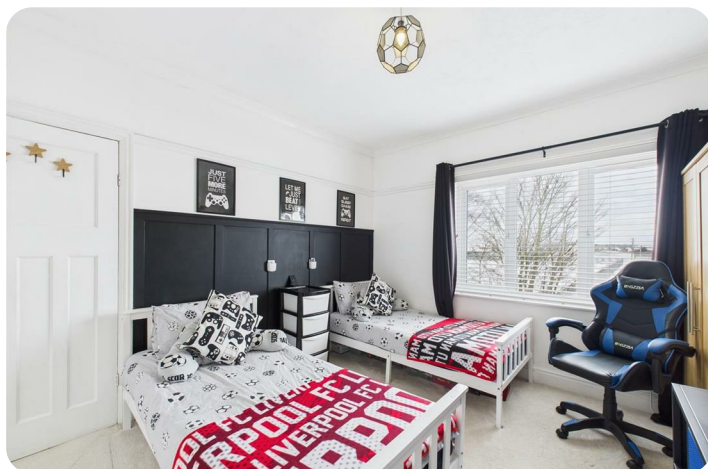
Council tax band: B

**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



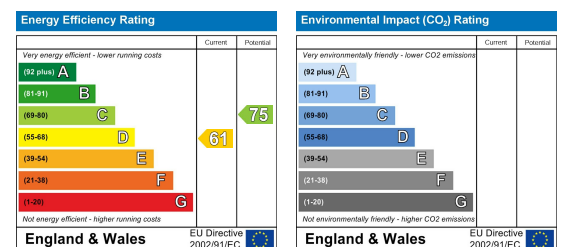
## Floor Plan



## 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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