



21 St. Cuthbert Road, Bridlington, YO16 7SR

Offers Over £195,000



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Welcome to St. Cuthbert Road in the coastal town of Bridlington. This detached bungalow offers a perfect blend of comfort and convenience.

The property features two generously sized reception rooms that offers plenty of space for relaxing or entertaining. Two well-proportioned bedrooms, making it an ideal choice for those looking to downsize without compromising on space. A kitchen and a well-appointed bathroom.

Situated just off Queensgate, residents will appreciate the proximity to local parks and shops, enhancing the appeal of this location. The town centre is also within easy reach, offering a selection of shops, cafes, and amenities.

Whether you are looking to downsize or simply a comfortable living space, this property is sure to meet your needs. Do not miss the opportunity to make this bungalow your new home.

Entrance:

Upvc double glazed door into inner porch. Door into inner hall, central heating radiator.

Lounge:

14'1" x 13'0" (4.30m x 3.98m)

A spacious front facing room, electric fire with marble inset and wood surround. Upvc double glazed bay window and two central heating radiators.

Dining room:

11'10" x 11'3" (3.63m x 3.43m)

A rear facing room, built in storage cupboards, one

housing gas combi boiler, upvc double glazed window and central heating radiator.

Kitchen:

12'3" x 6'11" (3.75m x 2.11m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bedroom:

12'4" x 11'11" (3.78m x 3.64m)

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

Bedroom:

11'5" x 10'7" (3.49m x 3.23m)

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

Bathroom:

7'3" x 4'10" (2.21m x 1.48m)

Comprises shower cubicle with plumbed in shower, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Wc:

5'9" x 2'10" (1.77m x 0.88m)

Wc, part wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a walled pebbled garden. To the side elevation is a private driveway leading to a car port.

Garden:

To the rear of the property is a low maintenance fenced garden, mainly paved and pebbled. Outbuilding for storage.

Notes:

Council tax band C

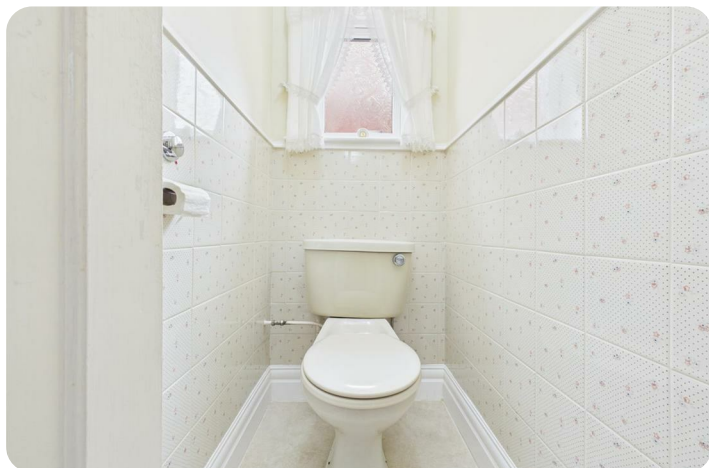
Purchase procedure

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



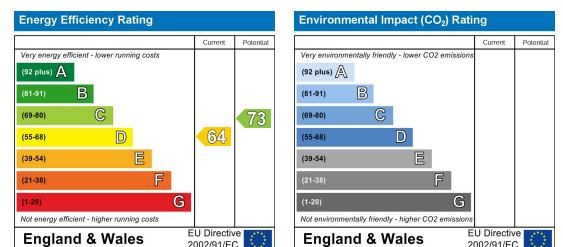
Floor Plan



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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