



19 George Street, Bridlington, YO15 3PS

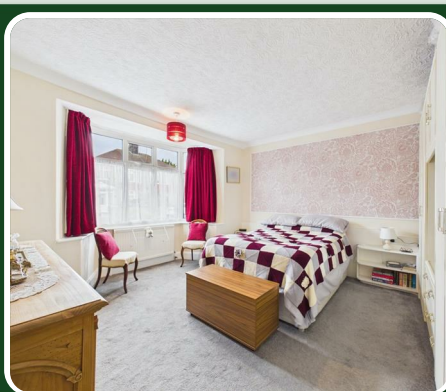
Price Guide £325,000



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Bridlington, YO15 3PS

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A spacious three/four bedroom detached dormer bungalow situated on a good size corner plot in a prime location on the south side of Bridlington. The property is convenient for local schools, Bridlington Golf Club & access to the main Bridlington to Hull Road, this property is also within approximately half a mile of the South foreshore. Ideal for retirement or family.

The property comprises: Ground floor: spacious entrance hall, lounge, kitchen/diner, sun room, bathroom, two double bedrooms and dining room which could be used as a further bedroom. First floor: a double bedroom with ensuite bathroom. Exterior: gardens to the front, side and rear of the property, twin driveway and garage. UPVC double glazing through out and gas central heating.

Entrance:

Upvc double glazed door into a spacious hall, downstairs storage cupboard, two central heating radiators and staircase to first floor.

Lounge:

13'4" x 12'11" (4.08m x 3.96m)

A front facing room, electric fire with marble inset and wood surround. Bay window and central heating radiator.

Kitchen/diner:

19'4" x 8'10" (5.91m x 2.71m)

A rear facing room fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric double oven and hob with extractor over. Plumbing for washing machine and dishwasher. Two windows, central heating radiator and double doors into the sun room.

Sun room:

9'8" x 4'10" (2.95m x 1.49m)

Over looking the rear.

Bedroom:

13'5" x 11'7" (4.10m x 3.54m)

A spacious side facing double room, built in wardrobes and drawers. Bay window and central heating radiator.

Bedroom/lounge:

13'8" x 11'6" (4.19m x 3.52m)

A spacious side facing double room, fireplace with tiled inset and wood surround. Window, bay window and central heating radiator.

Dining room/bedroom:

9'10" x 9'4" (3.01m x 2.87m)

A rear facing room currently used as a dining room, built in storage cupboard, window and central heating radiator.

Bathroom:

8'6" x 6'1" (2.60m x 1.87m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, two windows and ladder radiator.

First floor:

Built in storage cupboard with access to the eaves for storage.

Combi boiler fitted Dec 2025

Bedroom:

14'7" x 11'2" (4.46m x 3.42m)

A spacious front facing room, Walk in wardrobe with door access into eaves, window and central heating radiator.

En-suite:

5'11" x 4'6" (1.82m x 1.38m)

Comprises a modern suite, shower cubicle with electric shower, wc, wash hand basin with vanity unit and part wall tiled.

Exterior:

To the front and side of the property are pebbled gardens with borders of shrubs and bushes. Private driveway to the front of the property for parking and rear private driveway for parking leading to the garage.

To the rear of the property is a fenced enclosed patio garden, paved with borders of shrubs and bushes.

Garage:

16'2" x 9'3" (4.95m x 2.83m)

Up and over door, power and lighting.

Notes:

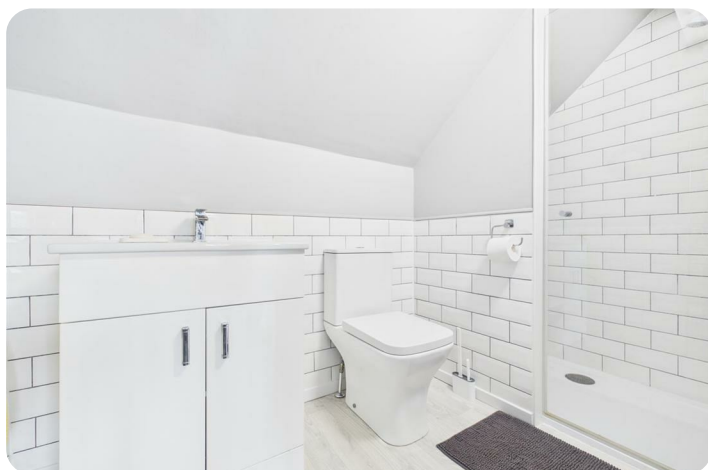
Council tax band: D

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



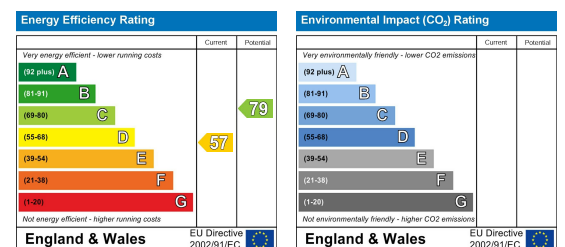
Floor Plan



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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