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**189 Queensgate, Bridlington, YO16 7JE**

**Price Guide £475,000**



# 189 Queensgate

Bridlington, YO16 7JE

## Price Guide £475,000



Welcome to Queensgate in the coastal town of Bridlington. This stunning detached house offers a perfect blend of period charm and modern upgrades.

The property boasts three spacious reception rooms, modern kitchen, five well-proportioned bedrooms, and two bathrooms, making it an ideal choice for families or those seeking multi-generational living arrangements.

Set on a good-sized corner plot, this home offers ample parking, ensuring convenience for residents and guests alike.

The layout is thoughtfully designed, providing a sense of openness and comfort throughout.

Additionally, a converted studio space offers the perfect environment for those wishing to work from home.

The location is particularly appealing, situated just a short stroll from local shops on Queensgate, as well as Dukes and Queensgate Park. Families will appreciate the proximity to schools and colleges. The town centre and the stunning North Bay are easily accessible, providing a wealth of amenities and leisure activities.

This property truly must be viewed to fully appreciate the generous space and the possibilities it offers. Whether you are looking for a family home or a versatile living arrangement, this residence in Bridlington is not to be missed.

### Entrance:

Composite door into a spacious inner hall, built in cloaks cupboard with storage above and central heating radiator.

### Lounge:

16'9" x 13'0" (5.11m x 3.97m)

A spacious front facing room, built in storage cupboards, two upvc double glazed bay windows, electric radiator and central heating radiator.

### Dining room:

19'5" x 13'9" (5.92m x 4.20m)

A spacious front facing room, open fire with tiled inset and wood surround. Built in storage cupboard and shelving. Upvc double glazed bay window, upvc double glazed window, electric radiator and central heating radiator.

### Sun room:

14'2" x 9'8" (4.32m x 2.95m)

Over looking the garden, central heating radiator and upvc double glazed french doors.

### Kitchen:

13'6" x 9'0" (4.14m x 2.76m)

Fitted with a range of modern base units, inset stainless steel sink unit, quartz worktops and gas combi boiler. Upvc double glazed window, pantry, two central heating radiators and upvc double glazed door into rear porch.

### Rear porch:

Upvc double glazed windows, tiled floor and upvc double glazed door onto the garden.

### Bathroom:

7'4" x 7'0" (2.25m x 2.15m)

Comprises bath, wc and wash hand basin. Part wall tiled, plumbing for washing machine, part wall panelling, built in storage cupboard, upvc double glazed window and chrome ladder radiator.

### Office:

9'1" x 8'7" (2.79m x 2.62m)

A side facing room, built in storage cupboards, upvc double glazed window, central heating radiator and staircase to the first floor with velux window.

### First floor:

A spacious landing, built in storage cupboards, upvc double glazed window, central heating radiator and access to a large part boarded loft space.

### Bedroom:

18'6" x 13'11" (5.65m x 4.25m)

A spacious front facing double room, tiled fireplace, built in wardrobes and cupboards. Upvc triple glazed bay window and two central heating radiators.

### Bedroom:

16'11" x 10'11" (5.16m x 3.35m)

A spacious side facing double room, wash hand basin with vanity unit, upvc triple glazed window and central heating radiator.

### Bedroom:

15'6" x 11'8" (4.74m x 3.58m)

A spacious front facing double room, tiled fireplace, two upvc double glazed windows and two central heating radiators.

**Bedroom:**

10'3" x 8'10" (3.13m x 2.71m)

A side facing double room, built in wardrobe and cupboards. Upvc double glazed window, central heating radiator and upvc double glazed door onto the outer balcony.

**Bedroom:**

9'0" x 7'10" (2.76m x 2.39m)

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

**Bathroom:**

10'6" x 7'4" (3.22m x 2.26m)

Comprises bath with shower attachment, shower cubicle with plumbed in shower and wash hand basin with vanity unit. Built in storage cupboards, part wall tiled, extractor, upvc double glazed window with privacy glass and heated towel rail.

**Wc:**

5'4" x 2'10" (1.63m x 0.88m)

Wc and upvc double glazed window.

**Exterior:**

At the front of the property is an extensive block-paved driveway. The home sits on a generous corner plot with gardens featuring a lawn, well-stocked borders of shrubs and bushes, a decked patio with a gazebo, fruit trees, flower beds, and three sheds.

**Garage:**

Roller door, power and lighting.  
Storage above, part boarded.

**Studio:**

The studio is a really useful space, perfect for anyone working from home. Power, lighting, sink, water supply, upvc double glazed window, electric radiator, upvc double glazed door onto the garden and upvc double glazed french doors to the front elevation.

**Notes:**

Council tax band: E

**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:**

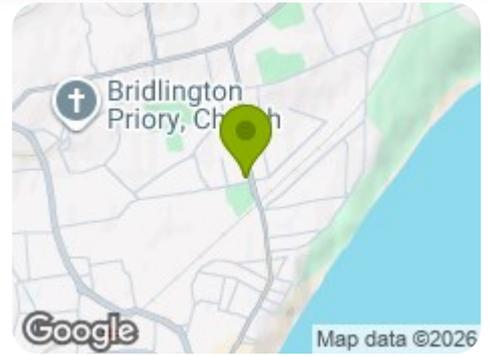
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



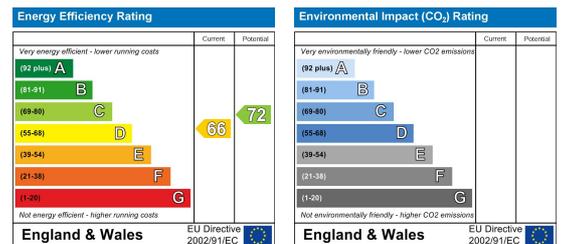
## Floor Plan



## 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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