BELT
ESTATE AGENCY

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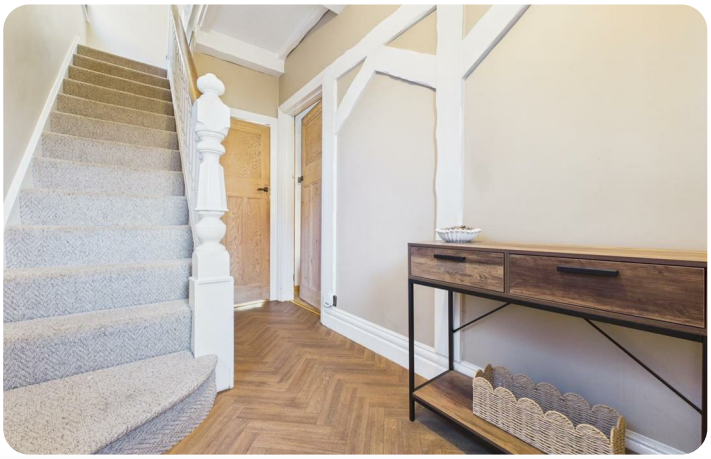


48 St. Aidan Road, Bridlington, YO16 7SP

Price Guide £220,000

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The Property Ombudsman

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48 St. Aidan Road

Bridlington, YO16 7SP

Price Guide £220,000





Welcome to St. Aidan Road in the coastal town of Bridlington. This semi-detached house offers a perfect opportunity for first-time buyers seeking a comfortable and inviting home.

This property has been thoughtfully improved by the current owners, showcasing a newly fitted bathroom, fresh decoration, and modern flooring throughout.

The house features two spacious reception rooms and kitchen/diner providing ample space for relaxation and entertaining. Three well-appointed bedrooms and a low-maintenance garden, complete with a garden room that doubles as a bar, making it an ideal space for social gatherings or quiet evenings outdoors.

Conveniently located just off Queensgate, this residence is situated in a desirable residential area. It is within easy reach of local shops, bus routes, and educational facilities, including primary and secondary schools, a nursery, and a college. For those who enjoy the seaside, the North beach is approximately half a mile away.

Don't miss the chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard.

Lounge:

14'2" x 11'4" (4.32m x 3.46m)

A front facing room, inset log burning stove with oak beam, upvc double glazed window and central heating radiator.

Kitchen/diner:

17'6" x 10'9" (5.34m x 3.29m)

Fitted with a range of base and wall units, composite one and a half sink unit, plumbing for washing machine, part wall tiled and pantry housing gas combi boiler. Two upvc double glazed windows, central heating radiator and archway into the sun room.

Sun room:

12'10" x 10'7" (3.92m x 3.23m)

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

First floor:

Upvc double glazed window.

Bedroom:

11'5" x 10'8" (3.50m x 3.26m)

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

Bedroom:

10'10" x 9'1" (3.31m x 2.79m)

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

Bedroom/office:

6'1" x 5'7" (1.87m x 1.71m)

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

Bathroom:

8'6" x 7'4" (2.61m x 2.24m)

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

Exterior:

To the front of the property is parking for two cars.

Garden:

To the rear of the property is a fenced low maintenance garden. Decked patio, paving, further decked patio with garden room/bar for entertaining.

Notes:

Council tax band B

Purchase procedure

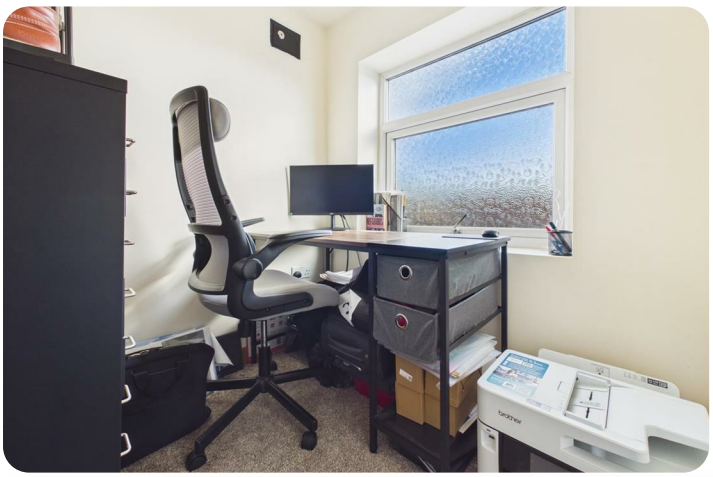
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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







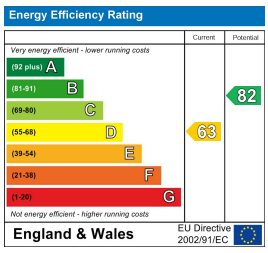
Floor Plan

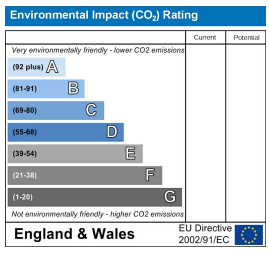


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.