



**24 Borough Road, Bridlington, YO16 4HL**

**Offers Around £159,950**



# 24 Borough Road

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Welcome to Borough Road, Bridlington. A three bedroom semi detached house which has been tastefully modernised by the current owners, The brand-new roof adds to the appeal, ensuring peace of mind for years to come.

Perfect for a first-time buyer, this property is in walk-in condition, meaning you can simply unpack and start enjoying your new home.

Located just off St Johns Avenue convenient for local shops, schools, bus routes access to the old town with its array of shops, galleries, eateries and public houses.

The property comprises: Ground floor: lounge, wc, dining room and modern kitchen. First floor: three bedrooms and modern bathroom. Exterior: enclosed rear garden. Upvc double glazing and gas central heating.

## Entrance:

Upvc double glazed door into inner porch and tiled floor. Upvc double glazed door into inner hall, upvc double glazed window, central heating radiator and understairs storage cupboard.

## Lounge:

14'1" x 11'11" (4.31m x 3.64m)

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

## Wc:

5'3" x 2'6" (1.62m x 0.77m)

Wc, wash hand basin, part wall tiled, floor tiled and extractor.

## Dining room:

11'11" x 11'8" (3.64m x 3.57m)

A rear facing room, built in cupboards and shelves. Modern vertical radiator and upvc double glazed patio doors onto the garden.

## Kitchen:

11'8" x 5'10" (3.57m x 1.79m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, integrated microwave, dishwasher and washing machine. Upvc double glazed window and modern vertical radiator.

## First floor:

Upvc double glazed window.

## Bedroom:

14'6" x 10'4" (4.42m x 3.17m)

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

## Bedroom:

11'11" x 11'10" (3.65m x 3.61m)

A front facing double room, built in cupboards housing gas combi boiler, upvc double glazed window and central heating radiator.



### Bedroom:

7'7" x 7'3" (2.32m x 2.21m)

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

### Bathroom:

8'3" x 5'10" (2.52m x 1.78m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, bidet 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 a small walled, pebbled garden.

### Garden:

To the rear of the property is a enclosed garden. Paved patio, lawn, well stocked borders and a shed.

### Notes:

Council tax band: A

### 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



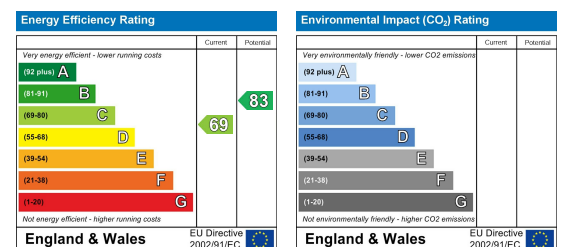
## Floor Plan



## 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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