



**BELT**  
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**8 St. Wilfred Grove, Bridlington, YO16 4DT**

**Price Guide £165,000**



# 8 St. Wilfred Grove

Bridlington, YO16 4DT

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Welcome to St. Wilfred Grove, Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers.

The property has a well-thought-out layout that includes a reception room, two bedrooms, and a modern bathroom, all of which have been tastefully renovated by the current owner.

The heart of the home is undoubtedly the extended kitchen/diner, which offers ample space for both cooking and entertaining, making it perfect for family gatherings.

Parking is a significant advantage, with space available for up to three vehicles, making it convenient for those with multiple cars.

The property is situated just off Queensgate, placing it within easy reach of local amenities, including Queensgate Park, recreation grounds, and both primary and secondary schools. Additionally, a short walk will take you to the town centre, where you can enjoy a variety of shops and services. For those who appreciate the seaside, the North Beach is approximately half a mile away, offering a lovely escape for leisurely strolls or family outings.

This property combines charm with modern comforts, making it an ideal choice for anyone looking to establish their first home, with its prime location and thoughtful renovations, this semi-detached house is not to be missed.

## **Entrance:**

Upvc double doors into inner porch. Composite door into inner hall, central heating radiator.

## **Lounge:**

14'5" x 10'7" (4.41m x 3.23m)

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

## **Kitchen/diner:**

12'11" x 12'11" (3.95m x 3.95m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric double oven and hob with stainless extractor over. Part wall tiled, understairs storage cupboard housing gas combi boiler and plumbing for washing machine. Upvc double glazed window, two vertical radiators, velux window and composite door to the side elevation.

## **First floor:**

Upvc double glazed window.

## **Bedroom:**

10'10" x 10'2" (3.32m x 3.11m)

A front facing double room, built in hanging space and shelves. Upvc double glazed window and central heating radiator.

## **Bedroom:**

7'11" x 7'7" (2.43m x 2.33m)

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

### **Bathroom:**

5'10" x 5'0" (1.78m x 1.53m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and ladder radiator.

### **Exterior:**

To the front of the property is private parking for three cars and access to the garage.

### **Garden:**

To the rear of the property is a fenced, low maintenance patio area.

### **Garage:**

Brick built garage, up and over door, power and lighting.

### **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



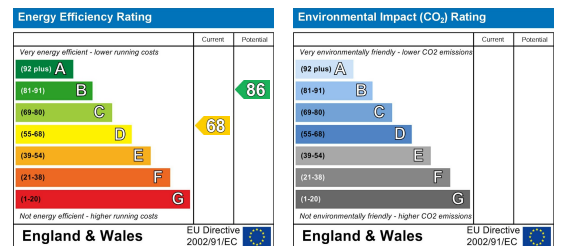
### Floor Plan



### 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



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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