



BELT
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188 Queensgate, Bridlington, YO16 6RW

Price Guide £240,000



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Welcome to the desirable area of Queensgate, Bridlington. This semi-detached house presents an excellent opportunity for families or those seeking a peaceful retirement.

The property boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With three bedrooms, there is ample space for family living or accommodating visitors.

The house is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside.

Queensgate is ideally situated, providing easy access to a variety of local amenities. The nearby shops on Flamborough Road cater to everyday needs, The stunning north beach, Queensgate Park and the town centre are just a short distance away, making this location both convenient and appealing.

This property combines comfort, space, and a prime location.

Entrance:

Upvc double glazed door into inner porch. Door into inner hall, central heating radiator.

Wc:

5'0" x 3'8" (1.54m x 1.12m)

Wc, wash hand basin with vanity unit, part wall tiled, extractor, gas boiler, understairs storage cupboard and ladder radiator.

Lounge:

15'3" x 12'2" (4.66m x 3.71m)

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

Dining room:

15'0" x 11'6" (4.58m x 3.51m)

A rear facing room, central heating radiator and upvc double glazed patio doors into the sun room.

Sun room:

10'10" x 9'8" (3.32m x 2.95m)

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

Kitchen:

15'1" x 6'7" (4.60m x 2.03m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine and dishwasher, space for fridge, two upvc double glazed windows, central heating radiator and upvc double glazed door to the side elevation.

First floor:

Upvc double glazed window.

Bedroom:

15'11" x 9'2" (4.87m x 2.81m)

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

Bedroom:

15'0" x 9'4" (4.58m x 2.86m)

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

Bedroom:

9'2" x 6'10" (2.81m x 2.09m)

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

Bathroom:

8'3" x 6'11" (2.53m x 2.11m)

Comprises bath, shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled pebbled garden. To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a private fenced garden. Artificial lawn, patio, borders of shrubs and bushes. A greenhouse and water point.

Garage:

Up and over door.

Notes:

Council tax band C

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



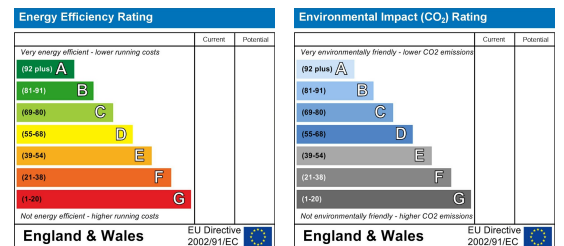
Floor Plan



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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