



**32 St Chad Road, Bridlington, YO16 4DY**

**Price Guide £220,000**



# 32 St Chad Road

Bridlington, YO16 4DY

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Welcome to St Chad Road in the coastal town of Bridlington. This end-terrace house presents an excellent opportunity for families seeking a spacious and comfortable home.

Set within a private plot the property boasts four well-proportioned bedrooms and three inviting reception rooms, designed to accommodate the needs of modern family life. The bathroom is conveniently located, ensuring ease of use for all.

The beautifully established gardens provide a serene outdoor space, perfect for relaxation or entertaining guests. The property is generously sized, making it ideal for families who require room to grow.

Conveniently situated on the north side of Bridlington, residents will enjoy easy access to local shops on Queensgate, making daily errands a breeze. Families will also appreciate the close proximity to schools and colleges. The stunning north bay is just a short distance away, offering picturesque views.

This property must be viewed to truly appreciate all that it has to offer. With its spacious layout, beautiful gardens, and prime location, it is an ideal choice. Don't miss the chance to make this lovely house your new home.

### Entrance:

Upvc double glazed door into inner porch. Upvc double glazed door into a spacious inner hall, wood flooring, understairs storage cupboard and central heating radiator.

### Lounge:

16'2" x 11'8" (4.94m x 3.58m)

A front facing room, inset log burning stove with rustic brick surround, upvc double glazed bay window and central heating radiator.

### Dining area:

11'3" x 10'3" (3.43m x 3.14m)

A rear facing room, wood flooring, single glazed window and central heating radiator.

### Sitting room:

15'1" x 9'7" (4.60m x 2.93m)

A rear facing room overlooking the garden, two upvc double glazed arched windows, central heating radiator and upvc double glazed patio doors.

### Kitchen:

13'8" x 9'6" (4.18m x 2.92m)

Fitted with a range of modern base and wall units, sink unit, electric oven, gas hob with extractor over. Part wall tiled, tiled floor, breakfast bar, three upvc double glazed arched windows, central heating radiator and composite door onto the garden.

### Utility:

9'8" x 5'10" (2.95m x 1.79m)

Fitted with wall cupboards, plumbing for washing machine, space for a fridge/freezer, tiled floor and upvc double glazed window.

### Wc:

4'5" x 2'5" (1.36m x 0.75m)

Wc, wash hand basin, extractor and wood flooring.

### First floor:

Access to the loft.

### Bedroom:

14'11" x 9'6" (4.56m x 2.91m)

A double aspect room, built in storage cupboard housing gas combi boiler, two upvc double glazed windows and central heating radiator.

### Bedroom:

13'5" x 11'10" (4.10m x 3.63m)

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

**Bedroom:**

13'1" x 11'1" (4.01m x 3.40m)

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

**Bedroom:**

17'4" x 8'11" (5.30m x 2.72m)

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

**Bathroom:**

6'0" x 5'7" (1.85m x 1.72m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

**Exterior:**

To the front, side and rear of the property is a secluded beautifully established gardens. Patio, lawn, well stocked borders of hedges, shrubs and bushes. Water point.

Private driveway to the rear leading to the garage.

**Garage:**

17'10" x 8'3" (5.45m x 2.53m)

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:**

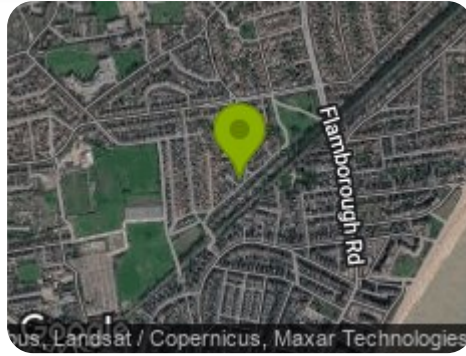
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



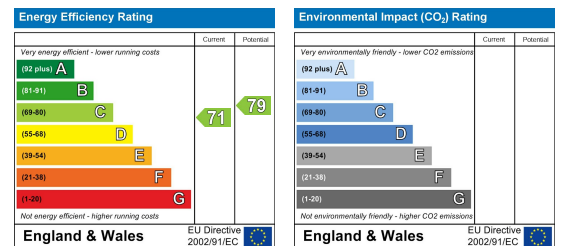
## Floor Plan



## 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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