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29 Westgate

, YO16 4QF

Price Guide £750,000

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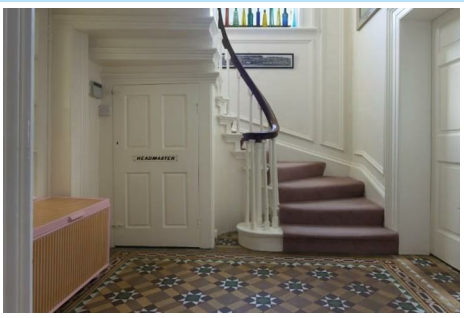


29 Westgate

, Bridlington, YO16 4QF

Price Guide £750,000







Nestled in the heart of Bridlington's historic Old Town, 29 Westgate is a charming property that perfectly blends character with modern convenience. This delightful home stands just moments away from vibrant local shops, traditional pubs, and cultural landmarks, making it an ideal choice for anyone seeking a vibrant community lifestyle. Inside, the property boasts bright, well-proportioned living spaces designed for comfortable everyday living and effortless entertaining. With the stunning East Yorkshire coastline and beautiful sandy beaches only a short drive away, this residence offers an exceptional opportunity for families, investors, or those looking for a seaside retreat.

- A beautifully appointed substantial Georgian family home in the heart of the Old Town
- Situated over three floors
- Period features throughout
- Stunning gardens with potential builing plot by separate negotiation (subject to planning)
- Double garage with secure gated parking
- Located close to local shops and amenities
- Option for annexe/independent living with own access if required
- Viewing advised to appreciate this remarkable home with further potential!

Entrance Hall
Ceramic tiled flooring, access to cellar. Stairs to first floor, solid wood door to the front aspect, traditional style radiator, fitted shelves.

Sitting Room
Multi fuel burning stove, two radiators.

Second Sitting / Drawing Room
Built in shelving, two sash windows, multi fuel stove, coving, radiator, doors to the garden.

Snug / Third Reception Room
Radiator, single glazed bay window to the rear aspect, radiator.

Rear Entrance Lobby
Single glazed window and door to the rear aspect.

Guest WC
Low flush WC, part tiled, single glazed window to the rear aspect.

Dining Room
Tiled flooring, feature fireplace, built in shelving and storage cupboards, single glazed sash window to the front aspect, radiator with contemporary cover, built in display cupboard.

Kitchen
Radiator, wall and basin units, breakfast bar, sash window to the rear aspect and three sliding sash windows to the side aspect, sink and drainer, electric hob, double electric oven.

Side Entrance
Radiator, storage cupboard.

First Floor Landing
Stairs to Second Floor

Bedroom Two
Wash basin, single glazed sash windows to the front aspect and rear aspect, radiator, feature fireplace.

Bedroom Three
Two single glazed sash windows to the front aspect, built in wardrobe and shelving.

House Bathroom
Panel bath, pedestal wash basin, chrome heated towel rail, tiled splashback, wood flooring, sash window to the front aspect.

Separate WC
Low flush WC, sash window to the front aspect.

Master Bedroom
Feature fireplace, built in wardrobe, picture rail, two single glazed windows to the rear aspect, three radiators.

En-suite
Single glazed sash window to the rear aspect, wash basin, low flush WC, wood flooring, radiator, two built in storage cupboards, part tiled.

The Cottage
Door to: Open plan kitchen, dining, sitting room. Stairs to first floor, radiator, sash window to the front aspect, single glazed window to the rear aspect, base units with gas cooker point, space for fridge and slimline dishwasher, one and a half bowl sink unit, part tiled walls, door to boiler (gas).

First Floor Bedroom/Sitting Room: Two radiators, feature fireplace, built in shelving and cupboard, feature beam, sash bay window to the front and single glazed window to the rear aspect.

Stairs to second floor.

Landing Area: Skylight window.

Second Floor
Bedroom One: Attic room to the side, sash window to the front aspect, double glazed window to the rear aspect

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En-suite: Low WC, vanity wash basin.

Bedroom Two: Two skylight windows, exposed trusses.

Second floor
Bedroom three: Two sash windows to the front aspect, built in cupboard.

Bedroom Four: Sash windows to the front and rear aspects, feature fireplace, tiled surround, two large storage cupboards.

Shower Room: Corner shower, low WC, vanity wash basin, splashback, extractor fan, chrome heated towel rail, single glazed window to the side aspect.

Exterior

Double garage. Parking area and drive with secure wrought iron gates. Rear extensive lawned garden, shrubs and flower borders, enclosed, side gate with brick archway.

(Extra area of land available to purchase with drive with gate and access from rear of the property. Potential as a building plot subject to planning).

Services

Mains connected to gas, electric, water and drainage.

Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.

AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.













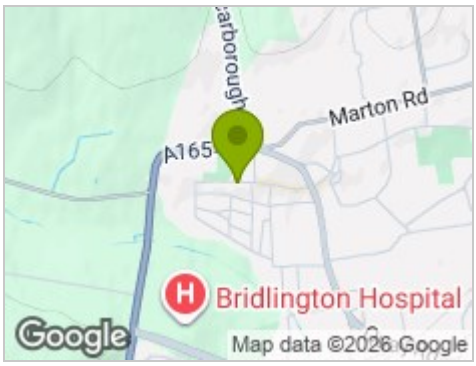
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Boutique Property Shop Office
on 07515763622 / 01653 524224 if you wish to arrange a viewing
appointment for this property or require further information.

Energy Efficiency Graph

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