



BELT
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7 St. Wilfred Road, Bridlington, YO16 4DS

Price Guide £385,000



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Welcome to St. Wilfred Road in the coastal town of Bridlington. This commanding detached house presents an exceptional opportunity for families seeking a spacious and inviting home.

The property boasts three well-proportioned reception rooms, perfect for both entertaining guests and enjoying quiet family time. With three comfortable bedrooms and three modern bathrooms, this residence is designed to accommodate the needs of a growing family.

One of the standout features of this home is the large conservatory, which offers a delightful view of the garden. The property is situated on a corner plot, providing ample outdoor space.

Conveniently located off Queensgate, residents will enjoy easy access to Queensgate Park and nearby recreation grounds, making it an ideal setting for outdoor activities. Families will appreciate the proximity to both primary and secondary schools, as well as a nursery and college, all within a short walking distance. The town centre is also just a stone's throw away, offering a variety of shops, cafes, and amenities.

For those who enjoy the seaside, the property is approximately half a mile from the stunning North Beach.

This home is ideal for family living in a desirable location, making it a must-see for potential buyers.

Entrance:

Upvc double glazed door into outer porch. Upvc double glazed door into inner hall and central heating radiator.

Lounge:

13'3" x 11'9" (4.04m x 3.60m)

A front facing room, electric fire in a modern surround, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

20'9" x 6'5" (6.33m x 1.98m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Upvc double glazed window, central heating radiator, part wall tiled, integrated dishwasher and fridge.

Utility:

9'3" x 4'1" (2.83m x 1.26m)

Built in storage cupboards, floor tiled and plumbing for washing machine.

Bathroom:

5'11" x 4'6" (1.82m x 1.38m)

Comprises shower cubicle with electric shower, wc, wash hand basin, full wall tiled, floor tiled, electric fan heater and extractor.

Dining room:

13'2" x 11'8" (4.03m x 3.58m)

A front facing room, upvc double glazed bay window, upvc double glazed window, central heating radiator and upvc double glazed bi-folding doors into the conservatory.

Upvc conservatory:

17'9" x 14'3" (5.43m x 4.35m)

A spacious side facing room, two central heating radiators and upvc double glazed french doors onto the garden.

First floor:

Access to the loft space.

Bedroom:

13'3" x 11'5" (4.04m x 3.48m)

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

En-suite:

6'6" x 4'6" (1.99m x 1.39m)

Comprises modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, shaver socket, upvc double glazed window and chrome ladder radiator.

Bedroom:

13'2" x 10'1" (4.03m x 3.08m)

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

Bedroom:

18'10" x 9'7" (5.76m x 2.93m)

A spacious side facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

5'10" x 5'7" (1.79m x 1.72m)

Comprises a modern suite, bath with electric shower over, wash hand basin with vanity unit. Full wall tiled, floor tiled, built in storage cupboard housing hot water store, shaver socket, upvc double glazed window and chrome ladder radiator.

Wc:

6'8" x 2'9" (2.04m x 0.86m)

Wc, wash hand basin with vanity unit, full wall tiled, floor tiled, and upvc double glazed window.

Exterior:

To the front of the property is gated access to a private driveway with ample parking. Walled garden area with lawn.

To the side of the property is a paved patio with raised established borders of shrubs and bushes.

Notes:

Council tax band: D

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



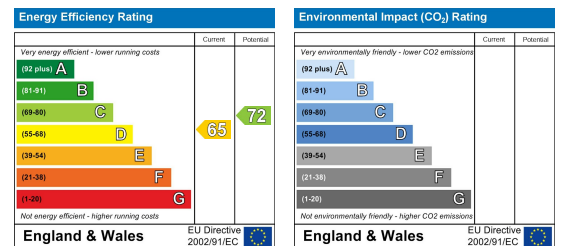
Floor Plan



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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