



**BELT**  
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**10 Queensgate, Bridlington, YO16 7LX**

**Offers In The Region Of £175,000**



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# 10 Queensgate

Bridlington, YO16 7LX

## Offers In The Region Of £175,000



Welcome to this semi-detached house located in the sought-after area of Queensgate, Bridlington. This property boasts a spacious interior that has been recently modernised throughout.

Situated on Bridlington's north side, offering easy access to a variety of shops on Queensgate, Quay Road, and St John Street. Additionally, the property is conveniently located near Dukes Park, schools, and colleges.

The property comprises: Ground floor: spacious lounge and modern kitchen/diner. First floor: three double bedrooms and modern bathroom. Exterior: good size rear garden and private parking. Upvc double glazing and gas central heating.

With no ongoing chain, this property is ready and waiting for its new owners to move in and make it their own.

Whether you're a first-time buyer looking to step onto the property ladder or a family in search of a new home, this property caters to a variety of needs.

### Entrance:

Upvc double glazed door into inner hall, two deep built in storage cupboards (one housing gas combi boiler), central heating radiator and upvc double glazed door onto the rear garden.

### Lounge:

16'8" x 10'2" (5.09m x 3.10m)

A spacious double aspect room, electric fire with marble inset and wood surround. Two upvc double glazed windows and central heating radiator.

### Kitchen/diner:

16'6" x 10'2" (5.05m x 3.10m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, two upvc double glazed windows and central heating radiator.

### First floor:

Access to the loft space.

### Bedroom:

13'5" x 8'11" (4.09m x 2.74m)

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

### Bedroom:

12'5" x 10'3" (3.80m x 3.13m)

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

### Bedroom:

10'2" x 7'2" (3.11m x 2.19m)

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

### Bathroom:

17'3" x 3'10" (5.28m x 1.19m)

Comprises a modern suite, bath, walk in shower with plumbed in shower, wc and wash hand basin. Full wall tiled, three upvc double glazed windows and central heating radiator.

### Exterior:

To the front of the property is a pebbled car parking area. To the side elevation is access to the rear garden.

### Garden:

To the rear of the property is a good size fenced enclosed garden, block paved patio to lawn.

### 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,

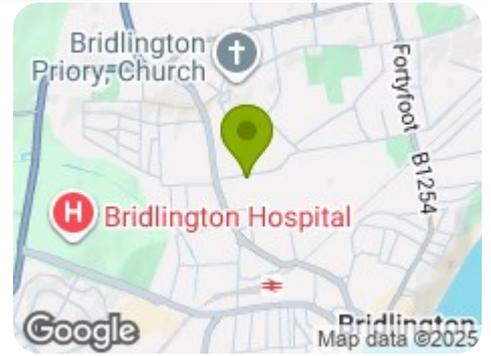
individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to 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



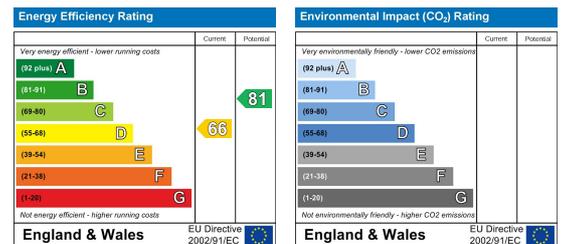
## Floor Plan



## 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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