



## 23 Richmond Street

Bridlington, YO15 3DL

Price Guide £160,000



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This superb family home offers spacious living set over three floors in a popular location. With four double bedrooms, two bathrooms, two reception rooms and a lovely, contemporary fitted kitchen, this property offers excellent value and is ideal for families requiring plenty of living space. Located on Richmond Street, on the south side of town, the property is in easy reach of the beach and the towns local amenities. The property benefits from a modern gas boiler and is double glazed throughout. A lovely family home in excellent condition at a reasonable price.

- Four double bedroom family home
- Bathroom to the first floor and shower room to the second floor
- Great value for money and within easy reach of the beach and town centre
- Two reception rooms and modern fitted kitchen
- Enclosed, low maintenance rear yard
- Deceptively spacious throughout
- On-street parking

## Entrance Lobby

Composite door to the front, part panelled walls, laminate floor and glazed door to;

## Inner Hall

Laminate flooring, stairs leading to the first floor, radiator, doors to the living room and dining room.

## Living Room

11'6 x 15'3 into bay (3.51m x 4.65m into bay)

UPVC bay window to the front aspect, radiator, gas fire with stone surround, coving to the ceiling and TV point.

## Dining Room

12'4 x 11'9 max (3.76m x 3.58m max)

Tiled hearth, radiator, understairs storage cupboard and UPVC window to the rear aspect.

## Kitchen

19'4 x 7'4 (5.89m x 2.24m)

Modern fitted kitchen with contemporary wall and

base units with complimenting work surfaces, plumbing for a dishwasher and washing machine, sink and drainer with mixer tap, radiator, UPVC window and door to the side, extractor fan, wall mounted gas 'Ideal' boiler, gas hob and double oven.

## First Floor Landing

Split landing with door to walk in storage cupboard and stairs to the second floor.

## Bedroom One

14'6 max x 14'8 into bay (4.42m max x 4.47m into bay)

Double room with UPVC bay window to the front aspect, coving to ceiling and radiator.

## Bedroom Two

12'5 x 9'4 max (3.78m x 2.84m max)

Double room with UPVC window to the rear, picture rail and radiator.

## House Bathroom

7'8 x 8'6 (2.34m x 2.59m)

Low flush WC, panel bath with rainfall shower and attachment, splashbacks, vertical radiator, vanity wash basin with storage beneath and UPVC window to the rear.

## Second Floor Landing

### Shower Room

11'7 x 7'8 (3.53m x 2.34m)

Low flush WC, vanity wash basin, splashback, extractor fan, vertical radiator, UPVC window to the rear and walk in shower with rainfall head and separate attachment.

### Bedroom Three

11'4 x 14'3 (3.45m x 4.34m)

Double room with UPVC window to the front, wadrobe and radiator.

### Bedroom Four

8'3 x 12'4 (2.51m x 3.76m)

UPVC window to the rear, fitted cupboard and radiator.

## Exterior

Rear yard with outside tap and rear access gate. Fully

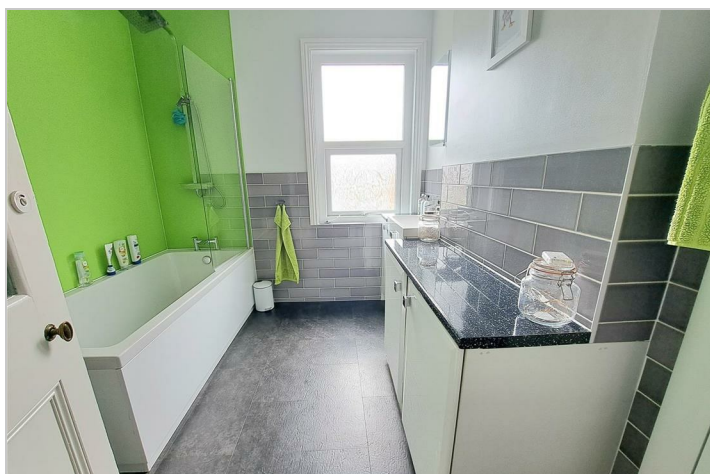
enclosed and low maintenance. There is an outdoor storage building.

To the front of the property is a walled garden with gate.

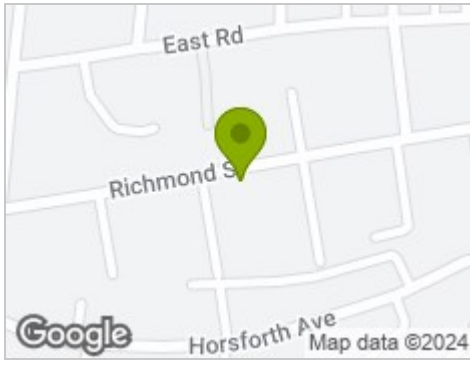
## Bridlington

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.

## Council Tax B



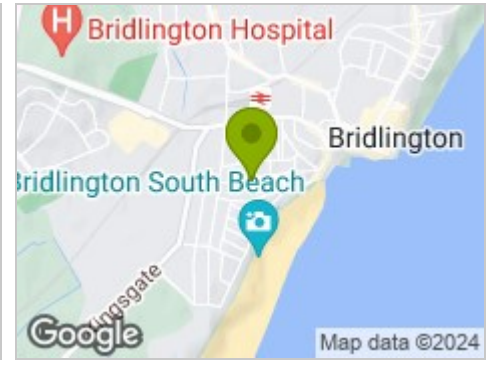
## Road Map



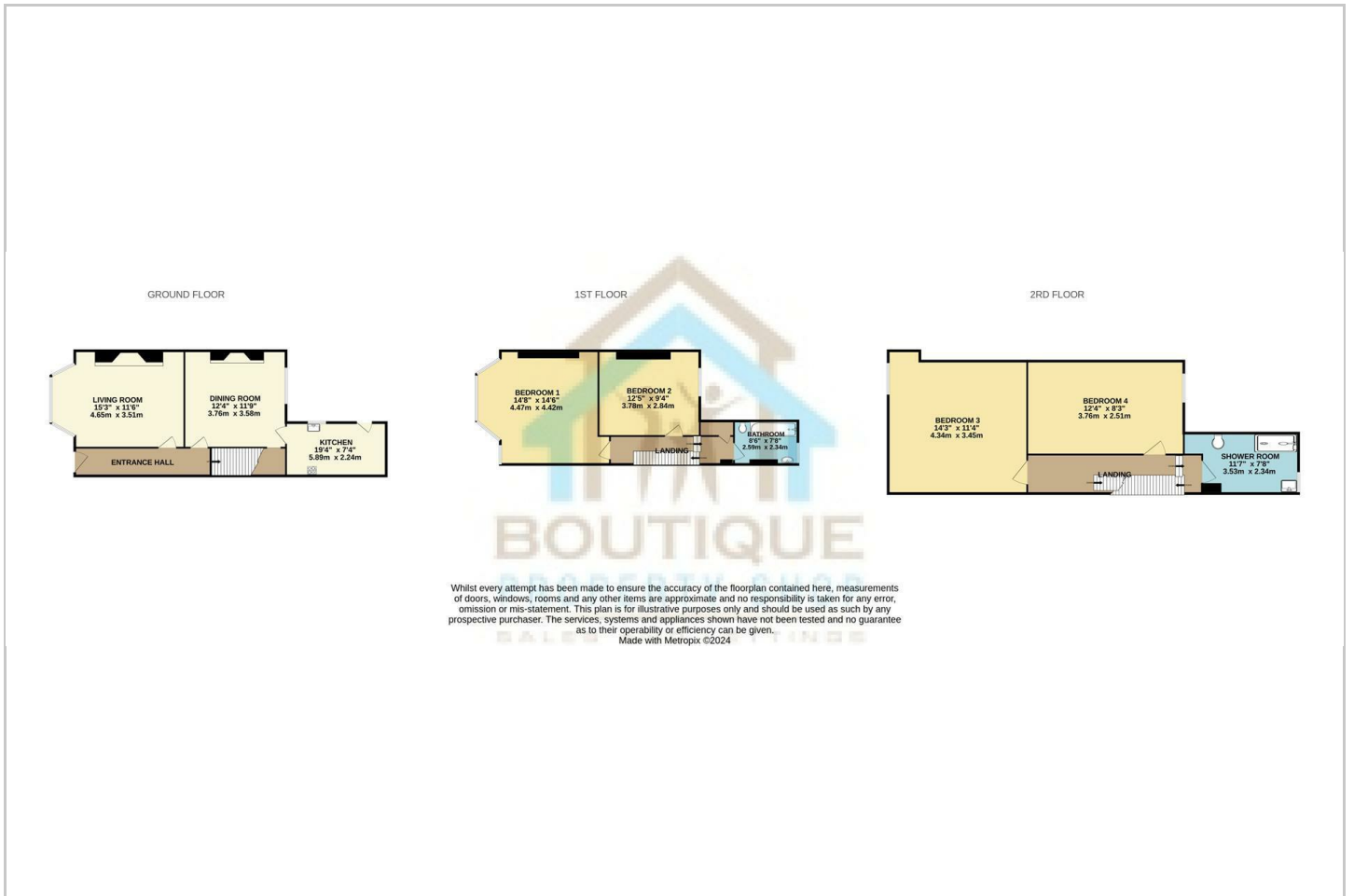
## Hybrid Map



## Terrain Map



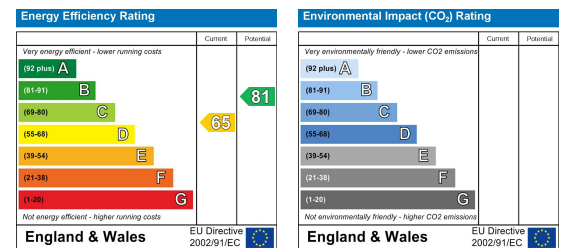
## Floor Plan



## 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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