



Kirkgate  
Bridlington  
East Riding of Yorkshire  
YO16 7JU

Offers in Excess of £225,000

bettermove



## Kirkgate Bridlington

Bettermove are proud to present this 4 bedroom End of Terrace House in Bridlington available with no forward chain.

The property benefits from partial double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room and the bespoke fitted kitchen on the ground floor. The first floor consists of three bedrooms, the family bathroom and access to the second floor which hosts the fourth bedroom. The exterior boasts a private split level rear garden, perfect for enjoying the summer months.

Located in the popular town of Bridlington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bridlington Train Station, the A614 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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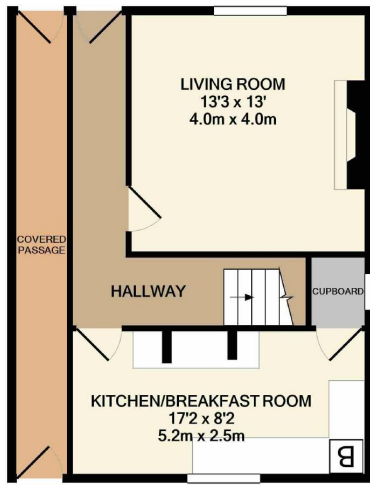
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

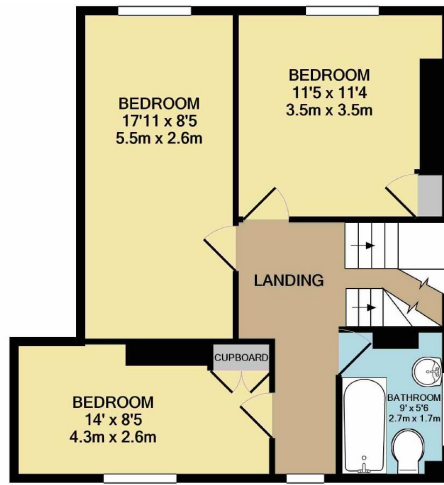
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.





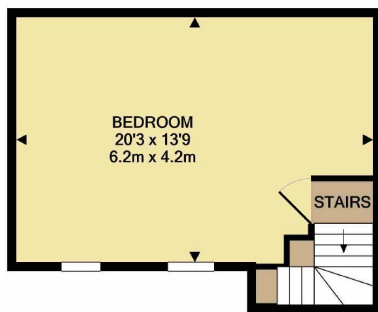
GROUND FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 511 SQ.FT.  
(47.4 SQ.M.)

15 KIRKGATE, BRIDLINGTON, YO16 7JU  
TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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2ND FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.8 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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