



31 Belvedere Road
Bridlington
YO15 3NA

GUIDE PRICE

£279,000

3 Bedroom Semi-Detached House



Lounge



3



2



1



Garage, Off
Road Parking



Gas Central Heating

31 Belvedere Road, Bridlington, YO15 3NA

A very rare opportunity to acquire a very well-presented house, a short walk away from Bridlington's south side seafront, having sea views and being only 75 metres from the south promenade.

This semi-detached house has been lovingly maintained throughout to provide a three bedroomed layout. The property provides a good-sized family layout with lounge / diner, kitchen, conservatory, family bathroom and well-maintained gardens to the front and rear.

The property is located at the northern end of Belvedere Road, within a short walk to the beach and sea. Local buses pass and link to the main town centre approximately a mile to the north.

The schools that serve the area are at Bridlington Comprehensive and Hilderthorpe Primary.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ENTRANCE HALL

10' 6" x 9' 9" (3.2m x 2.97m)

With composite door into; oak flooring, stairs leading off, radiator, thermostat, plate rack, coving and doors to:



Entrance



Kitchen



Kitchen



Lounge

Accommodation

KITCHEN 13' 4" x 10' 3" (4.06m x 3.12m)

With wall, base and drawer units, space for cooker, washing machine and fridge, work surface over, tiled splash back, extractor fan window to side and rear elevations, rear entrance door, oak flooring, coving and radiator.

LOUNGE / DINER 26' 7" x 12' 5" (8.1m x 3.78m)

With feature fireplace, marble inset and hearth, white surround, gas fire in situ, two radiators, coving and French doors to garden.

CONSERVATORY 11' 8" x 10' 7" (3.56m x 3.23m)

Upvc and brick construction, Perspex roof, radiator and French doors to garden.

LANDING

With window to side elevation, loft access and doors to:

BEDROOM 1 13' 1" x 12' 5" (3.99m x 3.78m)

With radiator, wall lights, window to rear elevation and feature cast iron fireplace.

BEDROOM 2 12' 6" x 12' 6" (3.81m x 3.81m)

With bay window to front elevation, radiator and coving.

BEDROOM 3 10' 00" x 9' 8" (3.05m x 2.95m)

With window to rear elevation, radiator and coving.

BATHROOM 7' 4" x 7' 00" (2.24m x 2.13m)

With white suite comprising panelled bath, shower cubicle with electric shower over, glass screen, radiator, siring cupboard, tiled splash back and laminate flooring.

SEPARATE WC 5' 5" x 2' 9" (1.65m x 0.84m)

With low level wc, laminate flooring, timber panelled walls, window to side elevation and coving.

OUTSIDE

To the front of the property lies a shallow wall, double gated access, block paved driveway, parking for several cars, lawned frontage and shrub borders. There is a gated access to rear of the property and the garden is very private with lawn, patio, flower beds, garden pond, timber shed and secure fenced boundaries.



Lounge Diner



Conservatory



Bedroom 1



Bedroom 2

GARAGE 22' 8" x 10' 3" (6.91m x 3.12m)

With up and over door, power and light connected, two windows and side personnel door.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

A new Ideal Combination Boiler is to be fitted at the property 19th July 2023 and comes with a 10-year guarantee.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 119 square metres.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

There is a covenant on the property which states the property cannot be used for commercial purposes such as holiday lets.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS.



Bedroom 3



Bathroom



Rear Elevation



Rear Garden



The stated EPC floor area, (which may exclude conservatories),
is approximately 119 sq m



FLOOR AREA

The stated “approximate floor area “has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

Testimonials

“Ullyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.”

“Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ullyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.”

“A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.”

“The team at Ullyotts were great to deal with during our recent house purchase. A very professional team.”

“From the day I first discussed the sale to ‘completion’, I was extremely satisfied with the progress of the sale.”

“A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ullyotts. Great Job!”

■ Ulllyotts ■

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