



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



**30 Carlton Street, Bridlington, YO16 4JR**

**Price Guide £139,950**



# 30 Carlton Street

Bridlington, YO16 4JR

Price Guide £139,950



A three bedroom semi-detached house situated just off Quay Road, close to town centre, schools, train station and shops. Ideal for first time buyer/family.

The property comprises: Ground floor: spacious lounge, modern kitchen/diner. First floor: three bedrooms, modern house bathroom and separate wc. Exterior: gardens and private parking. Upvc double glazing and gas central heating. No ongoing chain.

## Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard and central heating radiator.

## Lounge:

15'11" x 12'2" (4.86m x 3.71m)

A spacious front facing room, stripped floor boards, upvc double glazed bay window and central heating radiator.

## Kitchen/diner:

15'10" x 11'2" (4.84m x 3.42m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

## First floor:

## Bedroom:

13'4" x 10'6" (4.07m x 3.21m)

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

## Bedroom:

11'9" x 7'1" (3.59m x 2.17m)

A side facing double room, built in wardrobe and cupboard. Upvc double glazed window and central heating radiator.

## Bedroom:

11'3" x 8'6" (3.43m x 2.60m)

A front facing double room, built in wardrobe, cupboards and built in storage cupboard housing gas combi boiler. Upvc double glazed window and central heating radiator.

## Bathroom:

7'10" x 3'10" (2.39m x 1.18m)

Comprises a modern suite, "P" shaped bath with plumbed in shower above, wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, stainless steel ladder radiator and upvc double glazed window.

## Separate wc:

3'10" x 2'9" (1.18m x 0.84m)

Wc, full wall tiled, floor tiled and upvc double glazed window.



### Exterior:

To the front and side of the property is a walled pebbled gardens with shrubs.

### Garden:

To the rear of the property is a low maintenance enclosed garden and hard standing for parking.

### 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



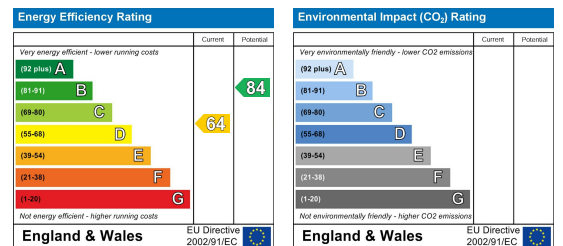
## Floor Plan



## 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.



www.beltsestateagents.co.uk

