



BELT
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33 St. Martins Grove, Bridlington, YO16 4NS

Price Guide £94,950



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A three bedroom semi detached house in need of modernisation. Situated in a cul-de-sac location just off Midway Avenue close to secondary school, supermarkets, restaurants and the town centre.

The property comprises: Ground floor: lounge and kitchen/diner. First floor: three bedrooms and bathroom. Exterior: good size rear garden. No ongoing chain.

Entrance:

Door into inner hall, central heating radiator.

Lounge:

10'10" x 9'11" (3.32m x 3.04m)

A front facing room, gas fire with tiled inset and wood surround. Single glazed bay window, central heating radiator and double doors into:

Kitchen/diner:

11'11" x 11'1" (3.64m x 3.40m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, fire place with tiled inset and wood surround. Understairs storage cupboard, two single glazed windows, central heating radiator and door onto the garden.

First floor:

Single glazed window.

Bedroom:

9'11" x 8'10" (3.04m x 2.71m)

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

Bedroom:

11'1" x 9'0" (3.38m x 2.75m)

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

Bedroom:

6'11" x 4'10" (2.13m x 1.49m)

A front facing single room, single glazed window, central heating radiator and gas boiler.

Bathroom:

5'9" x 5'0" (1.77m x 1.53m)

Comprises bath and wc, part wall tiled, single glazed window and central heating radiator.

Exterior:

To the front of the property is a small walled garden area which is pebbled.

Garden:

To the rear of the property is a good size garden. Mainly paved with borders of trees, shrubs and bushes.

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:

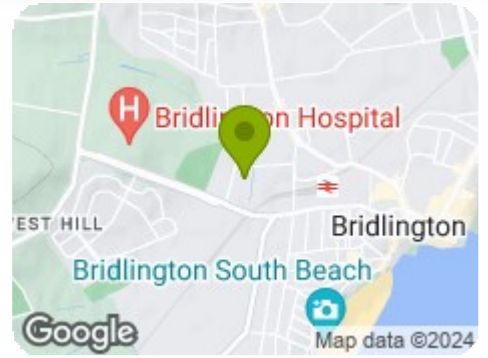
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



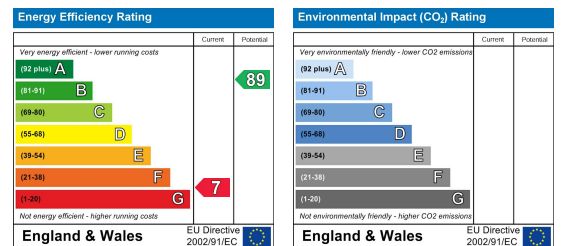
Floor Plan



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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