



BELT
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6 Gypsey Road, Bridlington, YO16 4AA

Price Guide £99,950



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A three bedroom semi detached house located near Bridlington's Old Town with a mixture of local shops, galleries, restaurant/inns and curio shops. Also convenient for local schools and bus routes. Ideal for first time buyer/family or investment.

The property comprises: Ground floor: lounge/diner and kitchen. First floor: three bedrooms and bathroom. Exterior: gardens, private driveway and garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, upvc double glazed window and central heating radiator.

Lounge/diner:

18'7" x 13'2" (5.67m x 4.03m)

A double aspect room, tiled fireplace, understairs storage cupboard, two upvc double glazed windows and two central heating radiators.

Kitchen:

8'3" x 7'2" (2.54m x 2.20m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled, upvc double glazed window, central heating radiator and upvc double glazed door onto the side elevation.

First floor:

Upvc double glazed window.

Bedroom:

9'10" x 9'3" (3.01m x 2.83m)

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

Bedroom:

10'4" x 8'5" (3.15m x 2.59m)

A rear facing double room, built in wardrobes and cupboards. Gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

6'11" x 5'7" (2.13m x 1.72m)

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

Bathroom:

5'9" x 5'1" (1.77m x 1.55m)

Comprises bath with electric shower over, wc, wash hand basin, part wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a walled garden area. To the side elevation is a private driveway leading to the garage.

Garden:

To the rear of the property is a patio area leading to a further walled garden with lawn.

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

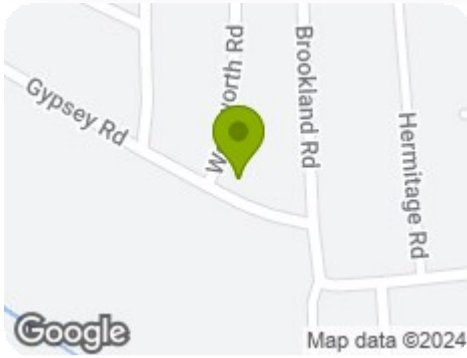
before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



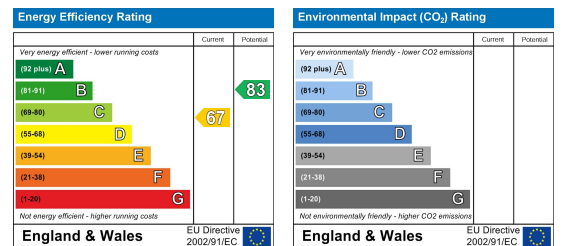
Floor Plan



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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