



**BELT**  
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**68 Harrington Road, Bridlington, YO16 4RY**

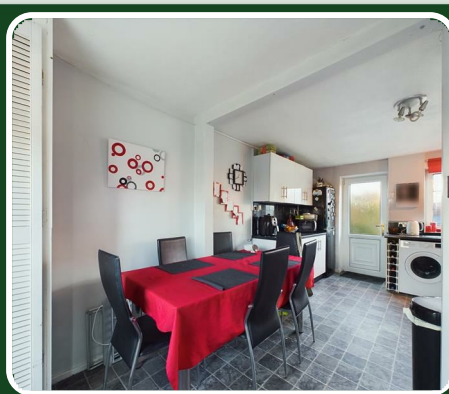
**Price Guide £149,950**



# 68 Harrington Road

Bridlington, YO16 4RY

## Price Guide £149,950



A three bedroom end of terraced house located on the West Hill development. Situated conveniently for local schools, close to access to estate shops, supermarket and bus service routes. Ideal for first time buyer/investment.

The property comprises: Ground floor: spacious lounge and kitchen/diner. First floor: three double bedrooms, bathroom and separate wc. Exterior: Good size garden. Upvc double glazing, solar panels and gas central heating.

### Entrance:

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

### Lounge:

17'10" x 10'8" (5.45m x 3.26m)

A spacious double aspect room, inset gas fire, two upvc double glazed windows and two central heating radiators.

### Kitchen/diner:

17'10" x 13'6" (5.44m x 4.13m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, part wall tiled, understairs storage cupboard and built in storage cupboard housing gas combi boiler. Two upvc double glazed windows, two central heating radiators and upvc double glazed door onto the garden.

### First floor:

Upvc double glazed window.

### Bedroom:

12'1" x 10'3" (3.70m x 3.13m)

A front facing double room, built in mirrored sliding wardrobes, built in storage cupboard, upvc double glazed window and central heating radiator.

### Bedroom:

10'7" x 9'7" (3.23m x 2.94m)

A front facing double room, built in wardrobes, built in storage cupboard, upvc double glazed window and central heating radiator.

### Bedroom:

7'10" x 7'8" (2.40m x 2.36m)

A rear facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

### Bathroom:

5'4" x 4'10" (1.65m x 1.49m)

Comprises bath with electric shower over, wash hand basin, wall panelling, part wall tiled, upvc double glazed window and central heating radiator.

### Wc:

4'11" x 2'7" (1.50m x 0.81m)

Wc and upvc double glazed window.

### Exterior:

To the front of the property is a open plan garden with lawn.

### Garden:

To the rear of the property is a good size enclosed garden. Paving, lawn, pebbled border and a shed.

### Notes:

Council tax band: A

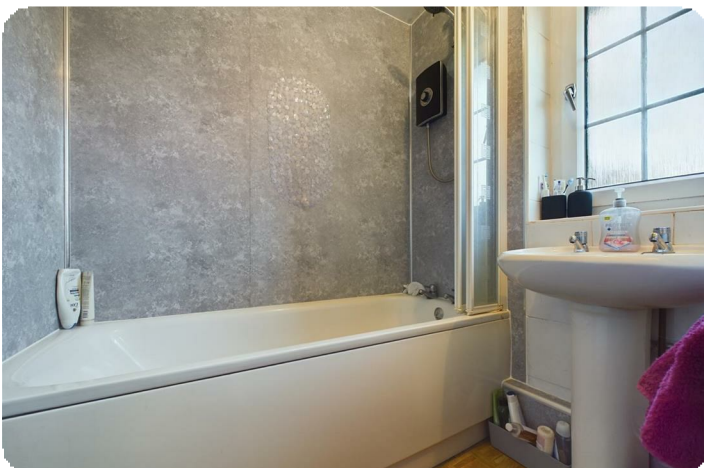
### Purchase procedure

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

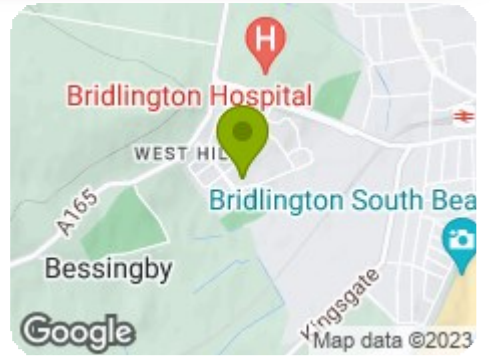
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result 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

**Ground Floor**

- Kitchen / Diner: 13'6" x 17'10" (4.13 x 5.44 m)
- Lounge: 10'8" x 17'10" (3.26 x 5.45 m)
- Hallway: 5'10" x 7'0" (1.78 x 2.14 m)

**Floor 1**

- WC: 4'11" x 2'7" (1.50 x 0.81 m)
- Landing: 9'7" x 5'11" (2.94 x 1.81 m)
- Bathroom: 4'10" x 5'5" (1.49 x 1.65 m)
- Bedroom: 7'8" x 7'10" (2.36 x 2.40 m)
- Bedroom: 10'3" x 12'1" (3.13 x 3.70 m)
- Bedroom: 10'7" x 9'7" (3.23 x 2.94 m)

**Approximate total area<sup>®</sup>**

827.61 ft<sup>2</sup>  
76.89 m<sup>2</sup>

Excluding balconies and terraces

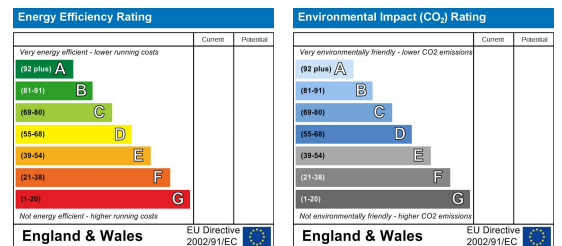
Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### 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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