



**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)



**13 Oxford Street, Bridlington, YO16 4LB**

**Price Guide £139,000**



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PROTECTED

# 13 Oxford Street

Bridlington, YO16 4LB

Price Guide £139,000



A spacious three bedroom inner terraced house situated in a convenient location for Quay Road shops, local schools, Dukes Park, the train station and access into the town centre.

The property comprises: Ground floor: lounge, dining room and modern kitchen. First floor: two double bedrooms, modern bathroom and separate wc. Second floor: a further double bedroom. Exterior: rear garden. Upvc double glazing and gas central heating.

### Entrance:

Door into inner lobby, door into inner hall, central heating radiator.

### Lounge:

14'2" x 11'11" (4.32m x 3.64m)

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

### Dining room:

12'3" x 11'10" (3.75m x 3.63m)

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

### Kitchen:

15'1" x 7'10" (4.62m x 2.40m)

Fitted with a range of modern base and wall units, one and a half stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, understairs storage cupboard, plumbing for washing machine, upvc double

glazed window, central heating radiator and upvc double glazed door onto the rear garden.

### First floor:

Built in storage cupboard and velux window.

### Bedroom:

15'5" x 12'0" (4.72m x 3.67m)

A spacious front facing double room, two upvc double glazed windows and central heating radiator.

### Bedroom:

11'10" x 9'5" (3.63m x 2.89m)

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

### Bathroom:

10'6" x 7'5" (3.21m x 2.27m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, stainless steel ladder radiator and upvc double glazed window.

### Wc:

5'0" x 2'8" (1.54m x 0.82m)

Wc, full wall tiled and upvc double glazed window.

### Second floor:

**Bedroom:**

17'4" x 14'4" (5.30m x 4.38m)

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

**Exterior:**

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

**Garden:**

To the rear of the property is a enclosed garden mainly block paved and flower beds. Concrete workshop with power and lighting.

**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



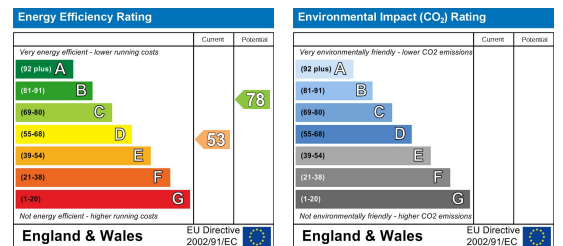
## Floor Plan



## 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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