



**BELT**  
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**43A Hilderthorpe Road, Bridlington, YO15 3AZ**

**Price Guide £125,000**



# 43A Hilderthorpe Road

Bridlington, YO15 3AZ

## Price Guide £125,000



An investment opportunity to acquire a freehold property comprising of ground floor shop with kitchen facility and wc. Private access to a spacious self contained maisonette with wc, kitchen, lounge, dining room, two double bedrooms, bathroom and good size rear garden. Situated close to the harbour and south beach. Also convenient access to Tesco, Railway station and access to the town centre.

### Shop:

11'9" x 11'8" (3.59m x 3.58m)

Door leads into the reception area, the shop is split into two areas.

### Shop:

11'8" x 10'6" (3.57m x 3.22m)

Rear facing, upvc double glazed window.

### Kitchenette:

8'3" x 7'7" (2.54m x 2.33m)

Upvc double glazed window.

### Wc:

2'10" x 2'9" (0.87m x 0.84m)

Wc.

### Maisonette:

#### Private entrance:

Private entrance door to staircase to the first floor, central heating radiator.

### Kitchen:

14'10" x 7'2" (4.54m x 2.20m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven and hob with extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer, gas combi boiler, upvc double glazed window and central heating radiator.

### Lounge:

17'3" x 11'10" (5.28m x 3.63m)

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

### Dining room:

12'0" x 10'6" (3.68m x 3.22m)

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

### Wc:

8'7" x 3'4" (2.64m x 1.02m)

Wc, wash hand basin, part wall tiled and upvc double glazed window.

### Second floor:

Upvc double glazed window and central heating radiator.

### Bedroom:

16'8" x 11'8" (5.10m x 3.57m)

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

### Bedroom:

12'0" x 10'4" (3.66m x 3.16m)

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

### Bathroom:

9'2" x 7'1" (2.80m x 2.16m)

Comprises bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, stainless steel ladder radiator and upvc double glazed window.

### Exterior:

To the rear of the property is a good size garden with lawn. The garden is for use for the living accommodation.

### Notes:

Council tax band: A

The vendor has let us know that the roof was done in 1998 and also that the electrics were done at around the same time.

The shop will soon be vacant

### 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:

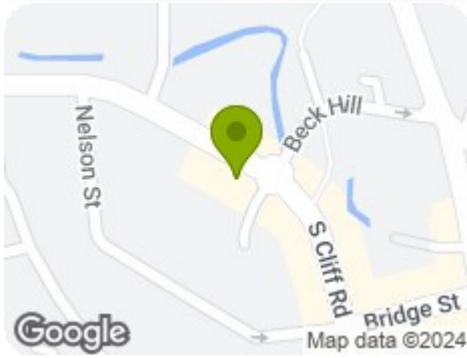
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



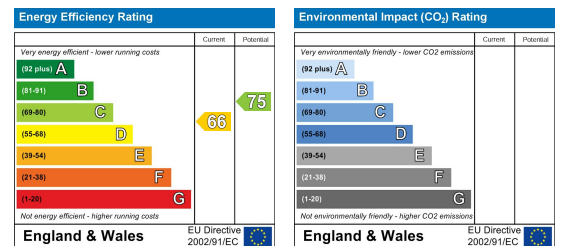
## Floor Plan



## 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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