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11 Belgrave Road, Bridlington, YO15 3JP

Price Guide £310,000



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A beautifully presented four bedroom semi-detached house which has been tastefully upgraded by the current owners and retains many traditional features. The property offers spacious living accommodation and is an ideal family home. Situated in a prime location adjacent to South Marine Drive and yards from the stunning south beach. Also close to the Spa theatre complex, harbour and easy access to the town centre. Must be viewed to appreciate whats on offer.

The property comprises: Ground floor: dining room, lounge, modern kitchen, office and modern shower room. First floor: two double bedrooms both with modern en-suite bathrooms. Second floor: two further double bedrooms and modern bathroom. Exterior: private forecourt for parking and delightful rear garden.

Entrance:

Door into a spacious inner hallway, wall panelling and period tiled flooring.

Dining room:

13'8" x 13'3" (4.18m x 4.06m)

A spacious front room, log burning stove with a traditional wood surround, central heating radiator and bay with sash windows.

Lounge:

A rear facing room, inset log burning stove, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen:

12'0" x 7'9" (3.66m x 2.37m)

Fitted with a range of modern base and wall units, composite sink unit, electric double oven, a second electric oven and hob with stainless steel extractor over. Integrated fridge/freezer, built in storage cupboards and upvc double glazed window.

Office:

12'8" x 7'5" (3.87m x 2.28m)

A rear facing room, built in storage cupboard housing gas boiler, three upvc double glazed windows and central heating radiator.

Shower room:

4'2" x 3'9" (1.29m x 1.15m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

First floor:

Deep built in storage cupboard, stain glass window and central heating radiator.

Bedroom:

13'10" x 12'9" (4.22m x 3.91m)

A front facing double room with side sea view, bay with sash windows and central heating radiator.

En-suite:

8'9" x 7'1" (2.67m x 2.17m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin in a traditional vanity unit. Extractor, wall panelling, sash window and central heating radiator.

Bedroom:

15'3" x 10'10" (4.65m x 3.32m)

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

En-suite:

9'0" x 6'2" (2.75m x 1.90m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, upvc double glazed window and stainless steel ladder radiator.

Second floor:

Velux window.

Bedroom:

13'6" x 11'8" (4.13m x 3.58m)

A front facing double room with side sea view, upvc double glazed window and central heating radiator.

Bedroom:

9'8" x 9'6" (2.97m x 2.92m)

A rear facing double room, access to the eaves, upvc double glazed window and central heating radiator.

Bathroom:

8'7" x 7'2" (2.63m x 2.20m)

Comprises a modern suite, free standing bath with shower attachment, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a block paved forecourt parking.

Garden:

To the rear of the property is a superb walled garden, decked patio to pebbled area and borders of shrubs and bushes.

Notes:

Council tax band: C

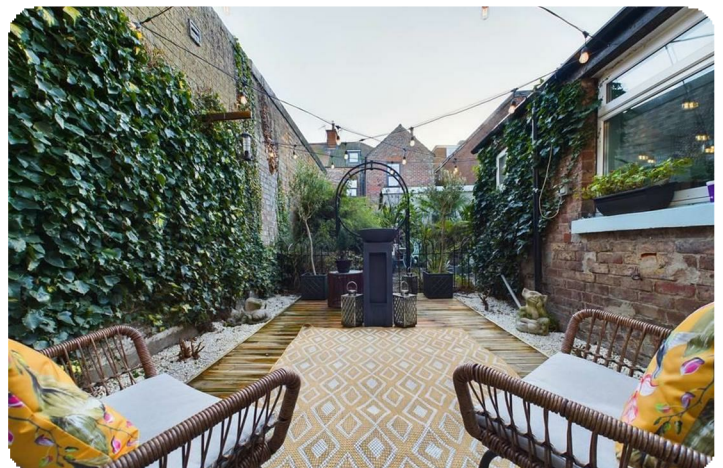
The property is 177 square metres.

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:

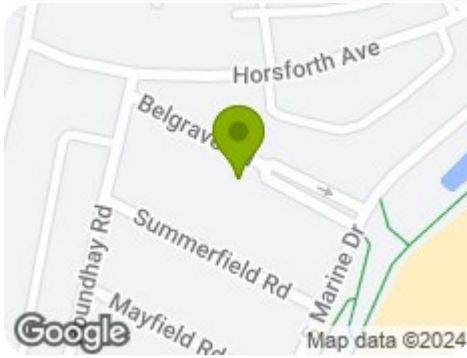
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



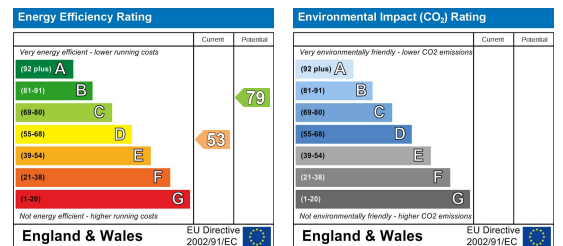
Floor Plan



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



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