



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



24 Roundhay Road, Bridlington, YO15 3JY

Price Guide £350,000



24 Roundhay Road

Bridlington, YO15 3JY

Price Guide £350,000



A well appointed and spacious four bedroom detached house situated within a few minutes walk from the stunning south bay beach, and within approximately 500 yards of the Spa complex, harbour and easy access to the town centre. The property is also convenient for the main A165 Bridlington to Hull road. An ideal family home.

The property comprises: Ground floor: cloakroom, spacious dining room, spacious lounge, kitchen/diner and wc. First floor: four double bedrooms, wc and modern bathroom. Exterior: garage, private driveway for parking and gardens. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Door into inner lobby, tiled floor. Door into a spacious inner hall, two upvc double glazed windows and central heating radiator.

Cloakroom:

6'3" x 4'8" (1.93m x 1.44m)

Wc, wash hand basin and central heating radiator.

Dining room:

17'5" x 14'5" (5.32m x 4.40m)

A spacious front facing room, open fire with period tiled surround, built in cupboards and shelves. Upvc double glazed bay window, upvc double glazed window and central heating radiator.

Lounge:

21'3" x 13'0" (6.48m x 3.97m)

A spacious rear facing room, modern electric wall mounted fire, upvc bay with one single glass window, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen:

11'11" x 10'5" (3.64m x 3.18m)

Fitted with a range of base and wall units, gas AGA cooker, free standing cooker, stainless steel sink unit, part wall tiled, plumbing for dishwasher and upvc double glazed window.

Rear hall:

Pantry, tiled floor, access to the garage.

Coal House

7'9" x 2'11" (2.37m x 0.89m)

upvc double glazed window.

Rear porch:

Power, lighting, tiled floor and door onto the garden.

First floor:

A spacious landing, two deep built in storage cupboards, one housing hot water store and central heating radiator.

Bedroom:

14'10" x 14'5" (4.54m x 4.41m)

A spacious front facing double room, built in wardrobes, cupboards and dresser. Two upvc double glazed windows and central heating radiator.

Bedroom:

13'10" x 13'4" (4.24m x 4.07m)

A spacious rear facing double room, period fireplace, built in wardrobe, cupboards, dresser and wash hand basin with vanity unit. Upvc double glazed window and central heating radiator.

Bedroom:

11'11" x 10'4" (3.64m x 3.15m)

A spacious rear facing double room, built in wardrobe, cupboards and dresser. Upvc double glazed window and central heating radiator.

Bedroom:

9'11" x 9'10" (3.04m x 3.02m)

A front facing double room, built in cupboard, two upvc double glazed windows and central heating radiator.

Bathroom:

10'0" x 7'9" (3.06m x 2.38m)

Comprises a modern suite, bath with plumbed in shower over, wash hand basin, full wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden with lawn. To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a walled garden, mainly lawn and established borders of shrubs and bushes.

Garage:

Up and over door, power, lighting, coal house, gas boiler and plumbing for washing machine.

Notes:

Council tax band: E

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:

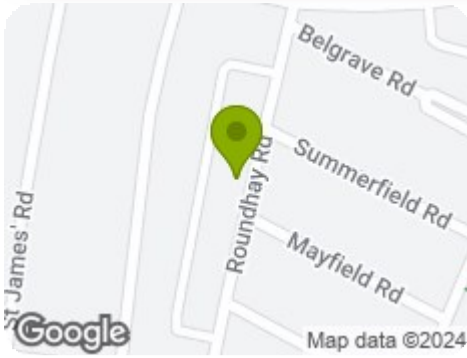
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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

Floor 1

Approximate total area⁽¹⁾

2008.83 ft²
186.63 m²

Reduced headroom

44.6 ft²
4.14 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

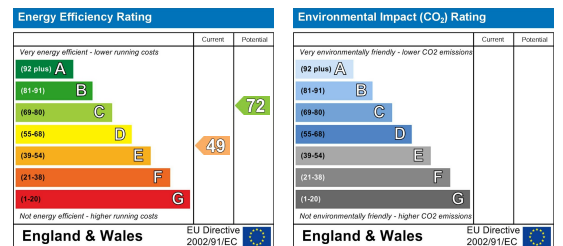
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



www.beltsestateagents.co.uk

