



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



10 Stuart Close, Bridlington, YO15 3TD

Price Guide £289,950



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PROTECTED

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A well presented four bedroom detached house situated in a sought after location on the south side of Bridlington. Within a convenient distance of the south foreshore, Belvedere Golf course, local schools, shops and access on to the main Bridlington/Hull road. An ideal family home.

The property comprises: Ground floor: wc, spacious lounge, dining room, upvc conservatory and kitchen/diner. First floor: four bedrooms, one modern en-suite and modern bathroom. Exterior: private driveway with ample parking, south facing rear garden and garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Door into a inner hall, deep understairs storage cupboard and central heating radiator.

Wc:

4'9" x 2'9" (1.46m x 0.85m)

Wc, wash hand basin, full wall tiled, floor tiled, upvc double glazed window and stainless steel ladder radiator.

Lounge:

14'8" x 10'0" (4.48m x 3.05m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window, two central heating radiators and archway into:

Dining room:

9'0" x 8'9" (2.75m x 2.68m)

A rear facing room, central heating radiator and upvc double glazed french doors into:

Upvc conservatory:

11'7" x 8'4" (3.54m x 2.56m)

A rear facing room over looking the garden, french doors.

Kitchen/diner:

15'8" x 9'9" (4.78m x 2.98m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer and integrated dishwasher. Two upvc double glazed windows, central heating radiator and door to the side elevation.

First floor:

Central heating radiator.

Bedroom:

15'4" x 11'5" (4.69m x 3.49m)

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

En-suite:

5'4" x 5'3" (1.63m x 1.62m)

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

Bedroom:

10'1" x 8'3" (3.09m x 2.53m)

A front facing double room, fitted wardrobe and built in storage cupboard. Upvc double glazed window and central heating radiator.

Bedroom:

8'8" x 8'7" (2.65m x 2.64m)

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

Bedroom:

8'6" x 8'3" (2.60m x 2.52m)

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

Bathroom:

7'7" x 5'8" (2.33m x 1.73m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, floor tiled, built in storage cupboard housing hot water store, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a open garden with lawn and borders of shrubs and bushes. Private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private, south facing fenced garden. Paved patio area to lawn with borders of shrubs and bushes.

Garage:

Up and over door.

Notes:

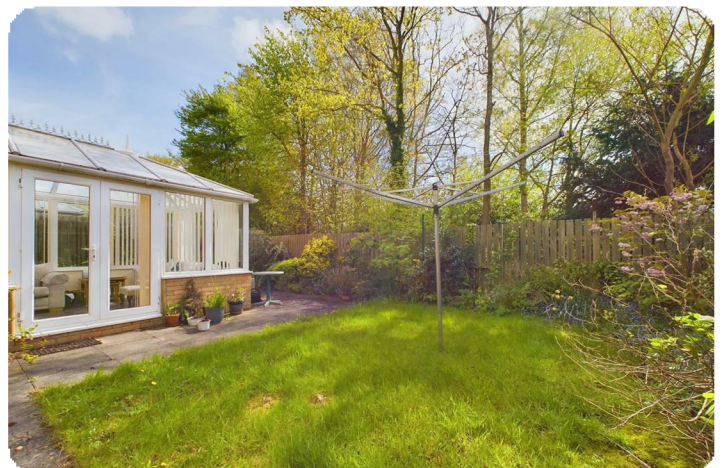
Council tax band: D

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:

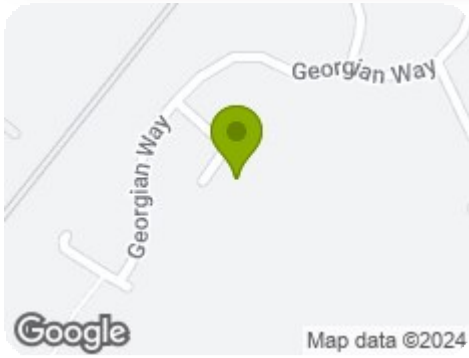
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



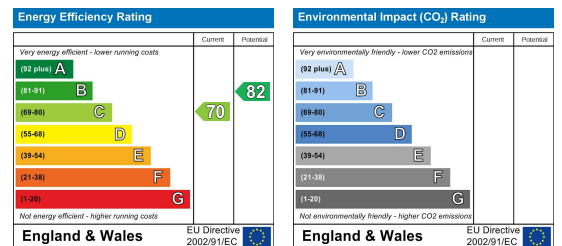
Floor Plan



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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