



BELT
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28 Kingsgate, Bridlington, YO15 3PU

Price Guide £345,000



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A well presented three bedroom detached house offering spacious living accommodation. Located in the much sought after south side of Bridlington. Situated within walking distance of the south beach, local schools, shops, supermarkets, Belvedere golf course and with easy access to the A165 (the main Bridlington to Beverley/Hull road). An ideal family home.

The property comprises: Ground floor: wc, spacious lounge, modern kitchen/diner and utility. First floor: three bedrooms and modern bathroom. Exterior: private forecourt with ample parking, enclosed west facing garden and garage. Upvc double glazing, solar panels and gas central heating.

Entrance:

Composite door into a spacious inner hall, built in storage cupboard, upvc double glazed window and central heating radiator.

Wc:

4'9" x 2'11" (1.46m x 0.91m)

Wc, wash hand basin with vanity unit, floor tiled and extractor.

Lounge:

12'11" x 12'10" (3.94m x 3.93m)

A spacious front facing room, inset log burning stove, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

22'2" x 14'11" (6.77m x 4.55m)

Fitted with a range of modern base and wall units, central island, oak worktops, Belfast sink unit, electric multi way oven and induction hob with stainless steel extractor over. Part wall tiled, space for fridge/freezer, plumbing for

dishwasher, upvc double glazed bay window, vertical radiator, upvc double glazed window and upvc double glazed french doors to the garden.

Utility:

11'4" x 4'10" (3.47m x 1.48m)

Fitted with base units, oak worktops, plumbing for washing machine, space for tumble dryer, upvc double glazed window and side courtsey door into the garage.

First floor:

Upvc double glazed window and access to the loft room for storage with velux window, power and carpeted.

Bedroom:

15'11" x 12'11" (4.87m x 3.95m)

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

Bedroom:

14'11" x 12'11" (4.57m x 3.95m)

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

Bedroom:

9'4" x 8'11" (2.86m x 2.73m)

A front facing single room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bathroom:

11'9" x 8'9" (3.59m x 2.68m)

Comprises a modern suite, bath, walk in shower with plumbed in shower, wc and wash hand basin. Part wall tiled, floor tiled, extractor, stainless steel ladder radiator, under floor heating and upvc double glazed window.

Exterior:

To the front of the property is a pebbled forecourt with ample parking.

Garden:

To the rear of the property is a west facing fenced enclosed garden. Paved patio area to lawn with borders of shrubs and bushes. Further decked patio with canopy and a green house and gravelled seating area.

Garage:

15'0" x 6'9" (4.59m x 2.08m)

Brick built garage, electric roller door, power, lighting and gas combi boiler.

Notes:

Council tax band: D

The property has solar panels which are owned by the property.

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:

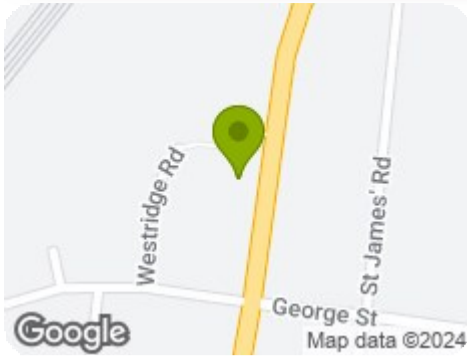
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



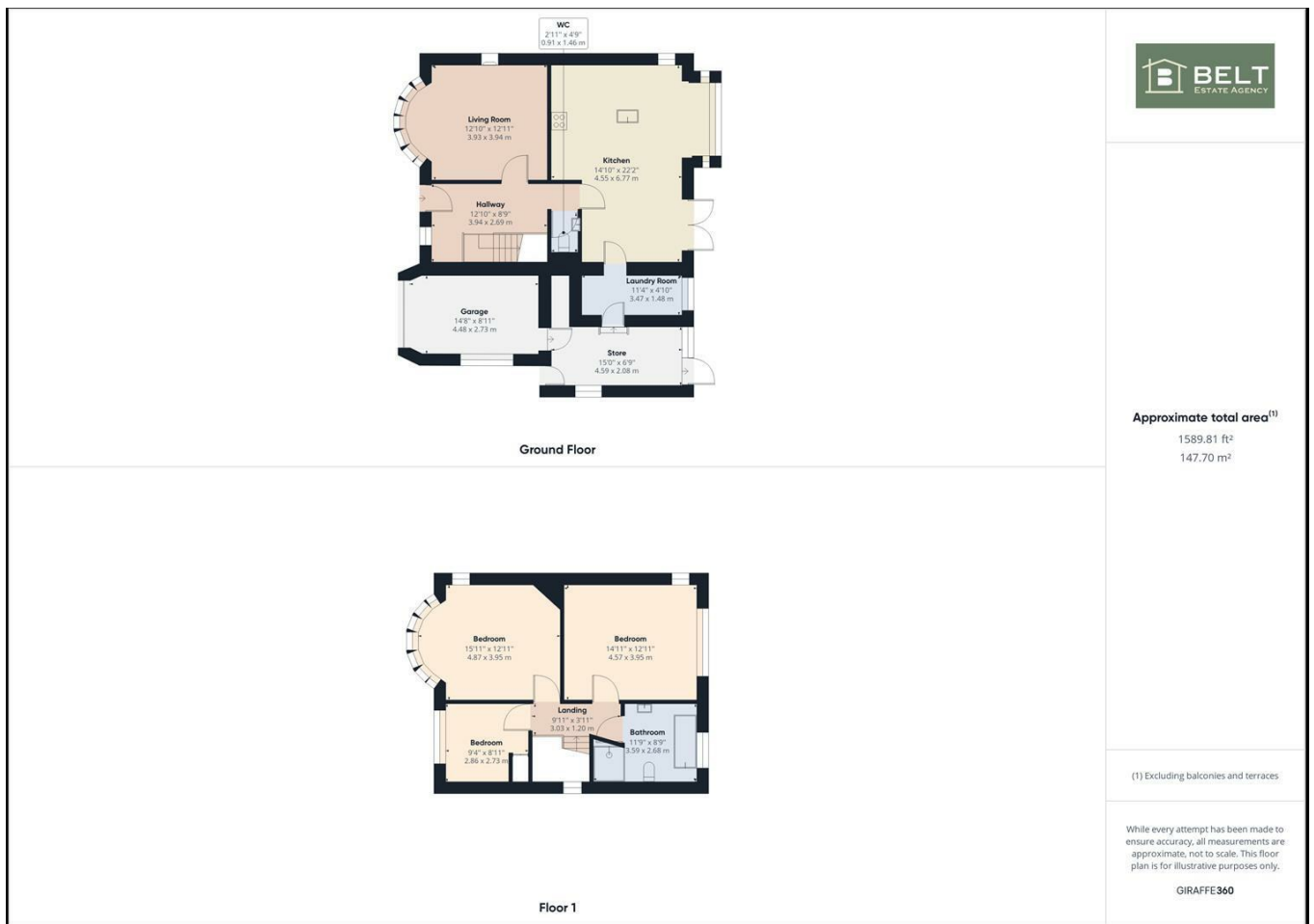
Road Map

Hybrid Map

Terrain Map



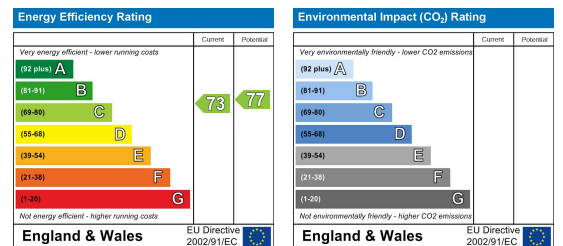
Floor Plan



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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