



BELT
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5 Wheeldale Court, Bridlington, YO16 6RU

Price Guide £190,000



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A spacious three bedroom semi-detached town house located in a prime residential location just off Martongate. Convenient for Co-op supermarket, Friendly Forester Inn and Restaurant, Bridlington North Library, bus service routes and local schools.

The property comprises: Ground floor: wc, kitchen/diner, lounge, and upvc conservatory. First floor: two double bedrooms and bathroom. Second floor: a further double bedroom, dressing room/office and bathroom. Exterior: private established rear garden. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Door leads into:

Kitchen/diner:

12'8" x 10'0" (3.88m x 3.07m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and gas hob with extractor over. Part wall tiled, plumbing for washing machine, built in storage cupboard, upvc double glazed window and chrome ladder radiator.

Lounge:

16'2" x 13'4" (4.95m x 4.07m)

A rear facing room, fireplace with wood surround, understairs storage cupboard, central heating radiator and upvc double glazed french doors onto the garden.

Wc:

6'0" x 2'9" (1.85m x 0.85m)

Wc, wash hand basin with vanity unit, extractor, upvc double glazed window and central heating radiator.

Upvc conservatory:

14'8" x 6'11" (4.48m x 2.12m)

Over looking the garden.

First floor:

Central heating radiator.

Bedroom:

13'4" x 9'10" (4.07m x 3.00m)

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

Bedroom:

13'3" x 9'4" (4.06m x 2.85m)

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

Bathroom:

6'3" x 6'2" (1.92m x 1.88m)

Comprises, bath with shower attachment, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Second floor:

Bedroom:

13'2" x 12'7" (4.03m x 3.86m)

A front facing double room, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator. Archway into:

Dressing room/office:

10'2" x 6'3" (3.12m x 1.93m)

Velux window and central heating radiator.

Bathroom:

6'8" x 6'7" (2.05m x 2.03m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, velux window and central heating radiator.

Exterior:

To the front of the property is a small garden area, private driveway for parking and garage.

Garden:

To the rear of the property is a private established garden. Paved patio to lawn, well stocked borders of shrubs and bushes.

Notes:

Council tax band: C

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:

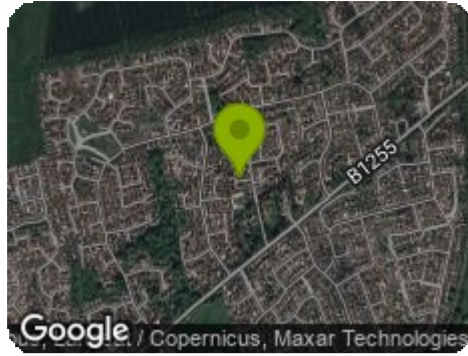
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



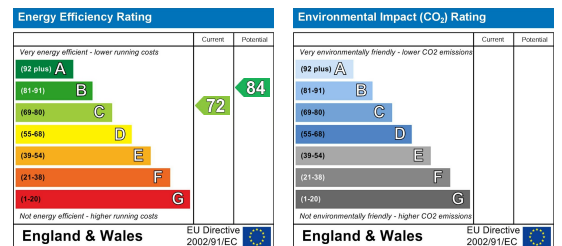
Floor Plan



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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