



**BELT**  
ESTATE AGENCY

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

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



## Chestnut Cottage, Londesborough Mews, Bridlington, YO15

Price Guide £129,950



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Bridlington, YO15 3DY

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"Chestnut Cottage" a three bedroom cottage converted from a former coach house. Situated in a private tucked away position with pedestrian access from Thorpe Street. Located close to the harbour, south beach, Spa Royal Hall and access into the town centre. The property is currently run as a successful holiday but would also be ideal as a permanent residence.

The property comprises: Ground floor: modern open plan lounge/kitchen/dining and cloakroom. First floor: three bedrooms and modern bathroom. Exterior: courtyard. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Door into inner hall, central heating radiator.

### Open plan lounge/kitchen/dining

18'4" x 16'0" (5.61m x 4.89m)

### Kitchen:

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over and integrated fridge.

### Lounge/diner:

A front facing room, two upvc double glazed windows, central heating radiator and understairs storage cupboard with plumbing for washing machine.

### Cloakroom:

3'11" x 2'11" (1.21m x 0.90m)

Wc, wash hand basin and extractor.

### First floor:

Velux window.

### Bedroom:

9'10" x 8'1" (3.01m x 2.48m)

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

### Bedroom:

13'3" x 8'1" (4.06m x 2.47m)

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

### Bedroom:

11'9" x 6'4" (3.60m x 1.94m)

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

### Bathroom:

9'6" x 4'7" (2.90m x 1.41m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Wall panelling, extractor, velux window and central heating radiator.

### Exterior:

To the front of the property is a pebbled courtyard.

### Notes:

Council tax band: A

## 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:

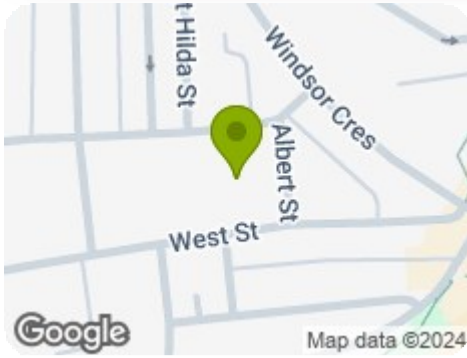
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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

- Lounge / Kitchen / Dining**: 18'4" x 16'0" (5.61 x 4.89 m)
- Cloakroom**: 2'11" x 3'11" (0.90 x 1.21 m)
- Hallway**: 4'6" x 3'1" (1.39 x 0.96 m)

**Floor 1**

- Bedroom**: 11'9" x 6'4" (3.60 x 1.94 m)
- Bedroom**: 8'1" x 9'10" (2.48 x 3.01 m)
- Bedroom**: 13'3" x 8'1" (4.06 x 2.47 m)
- Bathroom**: 9'6" x 4'7" (2.90 x 1.41 m)
- Landing**: 7'1" x 2'11" (2.17 x 0.91 m)

**Approximate total area<sup>1</sup>**  
676.89 ft<sup>2</sup>  
62.89 m<sup>2</sup>

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(1) Excluding balconies and terraces

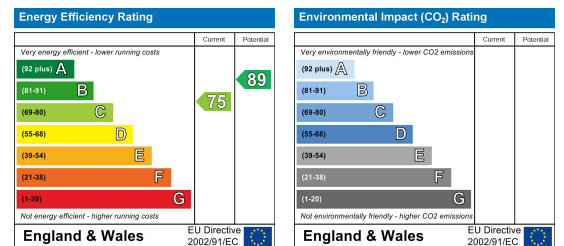
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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