



BELT
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89 Brookland Road, Bridlington, YO16 4HA

Offers Over £150,000



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PROTECTED

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A spacious three storey four bedroom mid terraced house. Situated close to Bridlington's old town with a mixture of local shops, galleries, restaurant/inns and curio shops. Also close by are the playing fields, local schools and bus routes. The property comprises: Ground floor: lounge, dining room, modern kitchen and modern bathroom. First floor: two double bedrooms and modern bathroom. Second floor: two further double bedrooms. Garden: rear garden.

Entrance:

Door into inner lobby. Door into inner hall, stripped floor boards and central heating radiator.

Lounge:

13'6" x 11'5" (4.13m x 3.49m)

A front facing room, inset log burning stove with brick surround, stripped floor boards, sash bay window and central heating radiator. Archway into:

Dining room:

12'5" x 11'9" (3.81m x 3.59m)

A rear facing room, brick fireplace, stripped floor boards, understairs storage cupboard, upvc double glazed window and central heating radiator.

Kitchen:

17'7" x 8'0" (5.38m x 2.45m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, part wall tiled, plumbing for washing machine, upvc double glazed window, central heating radiator and door onto the garden.

The vendor has let us know that a brand new boiler (Ideal combi) was fitted 01/06/24

Bathroom:

5'10" x 3'10" (1.80m x 1.18m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom:

12'2" x 9'6" (3.73m x 2.92m)

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

Bedroom:

11'4" x 9'9" (3.47m x 2.98m)

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

Bathroom:

7'4" x 5'1" (2.24m x 1.55m)

Comprises a modern suite, bath with plumbed in shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and towel rail.

Second floor:

Upvc double glazed window.

Bedroom:

13'11" x 11'6" (4.25m x 3.51m)

A front facing double room, period fireplace, two upvc double glazed windows and central heating radiator.

Bedroom:

12'4" x 8'3" (3.77m x 2.53m)

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

Exterior:

To the front of the property is a small walled frontage.

Garden:

To the rear of the property is a fenced enclosed yard which leads to gated access to a fenced enclosed garden. Lawn with block paved pathway leading to timber built shed/workshop.

Notes:

Council tax band: A

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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:

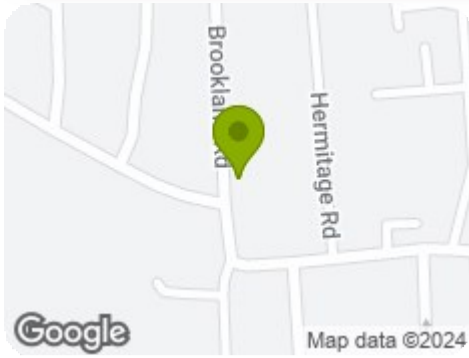
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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⁾
1127.9 ft²
104.79 m²

Reduced headroom
11.26 ft²
1.05 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.

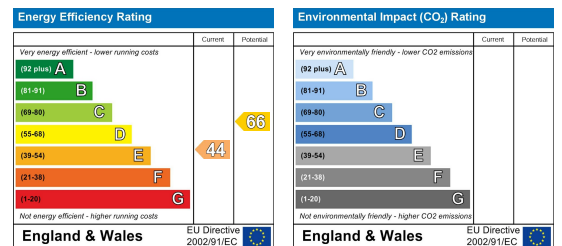
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Floor 2

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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