



46 Nelson Street, Bridlington, YO15 3BL

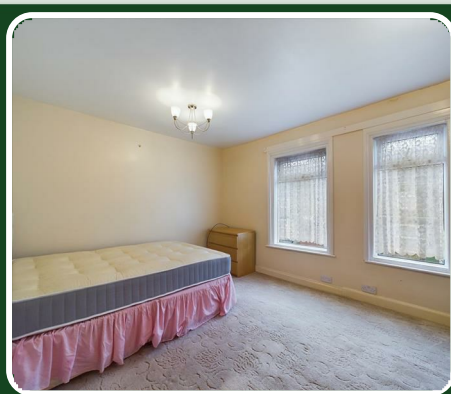
Price Guide £169,950



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A well appointed two bedroom mid-terraced property situated in a central location. Convenient for the town centre shops, bus services, restaurants and access to the Bridlington south beach, harbour and Spa theatre complex. Ideal for first time buyers or potential holiday home/let.

The property comprises: Ground floor: lounge, dining room, kitchen and rear porch/utility. First floor: two double bedrooms, modern bathroom and separate wc. Exterior: good size rear garden and private forecourt for parking. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

10'11" x 10'10" (3.35m x 3.31m)

A front facing room, modern electric wall mounted fire, upvc double glazed bay window and central heating radiator.

Dining room:

11'5" x 10'11" (3.49m x 3.34m)

A rear facing room, inset fireplace, understairs storage cupboard, upvc double glazed window and central heating radiator.

Kitchen:

10'0" x 6'8" (3.06m x 2.04m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and gas hob. Part wall tiled, space for fridge/freezer, upvc double glazed window, ladder radiator and upvc double glazed door into:

Rear porch/utility:

7'3" x 6'8" (2.23m x 2.05m)

A rear facing room, plumbing for washing machine and door upvc double glazed door onto the garden.

First floor:

Built in storage cupboards and central heating radiator.

Bedroom:

13'11" x 10'11" (4.26m x 3.34m)

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

Bedroom:

10'11" x 8'9" (3.33m x 2.69m)

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

Bathroom:

7'0" x 6'11" (2.15m x 2.11m)

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

Wc:

3'3" x 2'11" (1.01m x 0.90m)

Wc and upvc double glazed window.

Exterior:

To the front of the property is private forecourt for parking.

Garden:

To the rear of the property is a good size fenced enclosed garden. Lawn with borders of paving, shrubs and bushes leading to a further pebbled area. Two small outbuildings for storage.

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



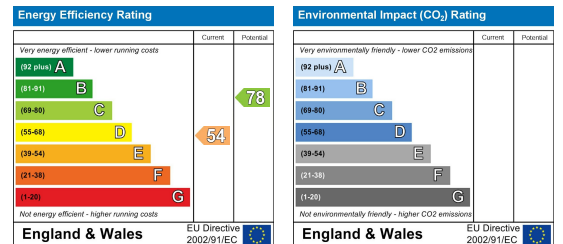
Floor Plan



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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