



**BELT**  
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**6 Kingsgate, Bridlington, YO15 3PU**

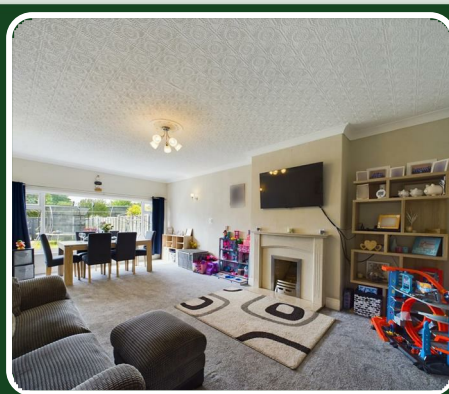
**Price Guide £320,000**



# 6 Kingsgate

Bridlington, YO15 3PU

## Price Guide £320,000



A spacious three bedroom detached house 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, lounge, spacious extended dining/sitting room, modern kitchen, utility and sun room. First floor: three bedrooms and modern bathroom. Exterior: garage, private parking and good size rear garden. Upvc double glazing and gas central heating.

### Entrance:

Upvc double glazed door into outer porch. Door into a spacious inner hall, understairs storage cupboard and central heating radiator.

### Wc:

4'0" x 2'11" (1.24m x 0.91m)

Wc, wash hand basin and part wall tiled.

### Lounge:

10'7" x 13'5" (3.24m x 4.11m)

A front facing room modernised throughout, media wall, inset modern electric fire, upvc triple glazed bay window and central heating radiator.

### Dining/sitting room:

21'5" x 13'0" (6.54m x 3.97m)

A spacious extended room, fireplace with marble surround, upvc double glazed window and two central heating radiators.

### Kitchen:

17'0" x 7'10" (5.20m x 2.39m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, free standing Rangemaster oven and gas combi boiler. Integrated dishwasher, upvc double glazed window, central heating radiator, upvc double glazed door into the sun room and upvc double glazed door into the utility.

### Sun room:

12'3" x 8'10" (3.75m x 2.70m)

Currently used as an office, upvc double glazed windows.

### Utility/boot room:

16'8" x 6'10" (5.09m x 2.10m)

A spacious utility/boot room, fitted with modern base, wall units and cupboards, plumbing for washing machine, space for a tumble dryer, floor tiled, courtesy door into the garage and upvc double glazed door onto the garden.

### First floor:

A spacious landing, upvc double glazed window.

### Bedroom:

13'5" x 10'9" (4.11m x 3.30m)

A spacious front facing double room, built in modern sliding wardrobes, upvc triple glazed bay window and central heating radiator.

### Bedroom:

13'0" x 10'8" (3.97m x 3.26m)

A spacious rear facing double room, built in modern sliding wardrobes, upvc double glazed window and central heating radiator.



**Bedroom:**

8'10" x 8'0" (2.71m x 2.45m)

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

**Bathroom:**

8'10" x 7'10" (2.71m x 2.41m)

Comprises a modern suite, bath with shower attachment, large shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, two upvc double glazed windows and ladder radiator.

**Exterior:**

To the front of the property is a private parking area.

**Garden:**

To the rear of the property is a good size fenced garden. Paved patio to lawn and timber built shed.

**Garage:**

Electric door, power and lighting.

**Notes:**

Council tax band: D

**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**

- WC: 4'0" x 2'11" (1.24 x 0.91 m)
- Garage: 18'8" x 7'10" (5.71 x 2.39 m)
- Utility: 16'8" x 6'10" (5.09 x 2.10 m)
- Sun room: 8'10" x 12'3" (2.70 x 3.75 m)
- Kitchen: 17'0" x 7'10" (5.20 x 2.39 m)
- Dining/sitting room: 21'5" x 13'0" (6.54 x 3.97 m)
- Lounge: 13'5" x 10'7" (4.11 x 3.24 m)
- Hallway: 15'4" x 4'11" (4.70 x 1.50 m)
- Entry: 7'6" x 7'9" (2.30 x 2.38 m)

**Floor 1**

- Bedroom: 8'10" x 8'0" (2.71 x 2.45 m)
- Landing: 8'3" x 3'11" (2.54 x 1.22 m)
- Bathroom: 8'10" x 7'10" (2.71 x 2.41 m)
- Bedroom: 13'5" x 10'10" (4.11 x 3.30 m)
- Bedroom: 13'0" x 10'8" (3.97 x 3.26 m)

**Approximate total area<sup>®</sup>**

- 1606.52 ft<sup>2</sup>
- 149.25 m<sup>2</sup>

(1) Excluding balconies and terraces

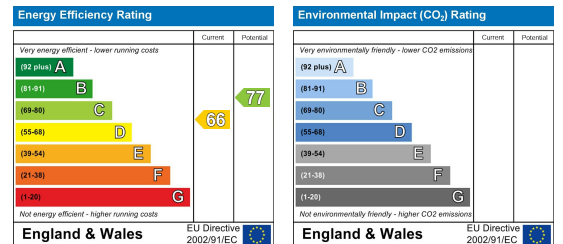
Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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