



BELT
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28 Fairfield Road, Bridlington, YO15 3DR

Price Guide £129,950



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A spacious four bedroom three-storey mid terrace house situated close to the harbour, south beach, Spa Royal Hall and access into the town centre.

The property comprises: Ground floor: lounge, dining room and kitchen. First floor: two double bedrooms, bathroom and separate wc. Second floor: two further double bedrooms. Exterior: rear yard. Upvc double glazing and gas central heating.

Entrance:

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

Lounge:

14'0" x 10'8" (4.29m x 3.26m)

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

Dining room:

11'8" x 10'7" (3.56m x 3.25m)

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

Kitchen:

12'7" x 8'2" (3.84m x 2.50m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled and gas combi boiler. Understairs storage cupboard, upvc double glazed window, central heating radiator and upvc double glazed door onto the yard.

First floor:

Bedroom:

13'10" x 11'8" (4.23m x 3.58m)

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

Bedroom:

11'8" x 8'2" (3.56m x 2.51m)

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

Bathroom:

9'11" x 8'3" (3.03m x 2.52m)

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

Wc:

4'9" x 2'6" (1.47m x 0.78m)

Wc, wash hand basin and upvc double glazed window.

Second floor:

Velux window.

Bedroom:

12'7" x 11'10" (3.85m x 3.62m)

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

Bedroom:

11'10" x 8'2" (3.62m x 2.50m)

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

Exterior:

To the front of the property is a small walled garden area. To the rear of the property is a enclosed yard.

Notes:

Council tax band: B

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)

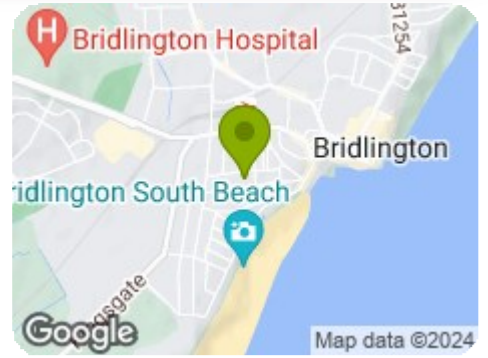
Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE 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



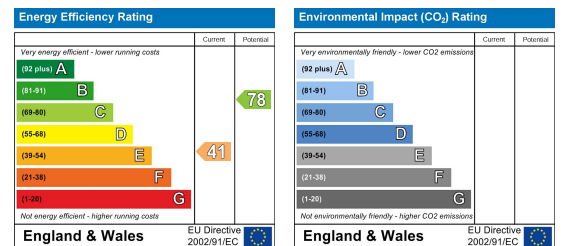
Floor Plan



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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