



BELT
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15 Georgian Way, Bridlington, YO15 3TB

Price Guide £320,000



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A four bedroom detached house which has been tastefully modernised throughout, ensuring a seamless blend of contemporary living. The property features four well-proportioned bedrooms making it an ideal home for a growing family.

Situated in a sought after location on the south side of Bridlington within a convenient distance of the south foreshore, Belvedere Golf course, local schools and access on to the main Bridlington/Hull road.

The property comprises: Ground floor: wc, spacious lounge, modern kitchen/diner, utility and upvc conservatory. First floor four good size bedrooms, one modern en-suite and modern bathroom. Exterior: gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating.

No ongoing chain, offering you the opportunity to make it your own without any delays. Don't miss out on the chance to call this beautiful house your home.

Entrance:

Composite door into the inner hall, alarm panel, upvc double glazed window and central heating radiator.

Wc:

5'1" x 2'11" (1.56m x 0.89m)

Wc, wash hand basin, full wall tiled, extractor and central heating radiator.

Lounge:

16'7" x 15'3" (5.06m x 4.67m)

A spacious front facing room, gas fire in a modern surround, two upvc double glazed windows and central heating radiator.

Kitchen/diner:

18'8" x 11'8" (5.69m x 3.58m)

Fitted with a range of modern base and wall units, Quartz worktops, stainless steel one and a half sink unit, electric Neff double oven, gas hob with stainless steel extractor over.

Integrated dishwasher, gas combi boiler, understairs storage cupboard, pvc double glazed window, two central heating radiators and upvc double glazed patio doors into the conservatory.

Utility:

11'7" x 7'10" (3.55m x 2.40m)

Fitted with a range of modern base and wall units, stainless steel sink unit, plumbing for washing machine and space for fridge/freezer. Velux window, upvc double glazed window, central heating radiator, upvc double glazed door onto the garden and courtesy door into the garage.

Upvc conservatory:

16'2" x 8'0" (4.93m x 2.45m)

Over looking the garden, tiled floor and french doors.

First floor:

Upvc double glazed window, storage cupboard housing hot water store and access to the loft.

Bedroom:

11'0" x 10'1" (3.36m x 3.09m)

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

En-suite:

6'11" x 2'9" (2.13m x 0.86m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, full wall tiled, extractor and upvc double glazed window.

Bedroom:

13'11" x 8'5" (4.26m x 2.58m)

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

Bedroom:

10'0" x 10'0" (3.07m x 3.07m)

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

Bedroom:

8'11" x 8'4" (2.73m x 2.56m)

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

Bathroom:

7'7" x 6'10" (2.33m x 2.09m)

Comprises a modern suite, 'P' shaped bath with electric shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn and borders of hedges and bushes. Block paved driveway with ample parking, access to the garage and gated side access to the rear garden.

Garden:

A private fenced garden. Indian stone patio area to lawn with borders of shrubs and bushes. Water point.

Garage:

Brick built garage, up and over 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



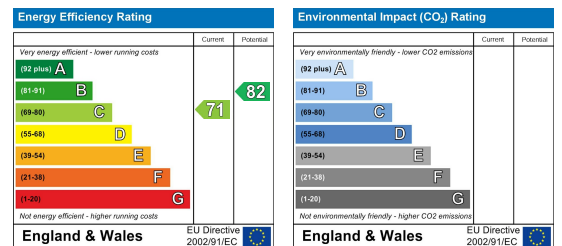
Floor Plan



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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