



**BELT**  
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**3 Stuart Close, Bridlington, YO15 3TD**

**Price Guide £279,950**



# 3 Stuart Close

Bridlington, YO15 3TD

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Welcome to Stuart Close, Bridlington - a detached house in a prime south side location offering a generous living space, perfect for families.

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

This property has been modernised throughout by the current owners with a contemporary feel and is move-in ready.

One of the standout features of this property is the extensive parking space available with room for a caravan or motor home.

The property comprises: Ground floor: wc, spacious lounge, modern kitchen/diner and upvc conservatory. First floor: three double bedrooms, one modern en-suite and modern bathroom. Exterior: private driveway with extensive parking, garage and established rear garden. Upvc double glazing and gas central heating.

## Entrance:

Door into inner hall, central heating radiator, understairs storage cupboard and alarm panel.

## Wc:

5'4" x 3'2" (1.64m x 0.97m)

Wc, wash hand basin with vanity unit, part wall tiled, extractor and composite ladder radiator.

## Lounge:

14'1" x 11'2" (4.30m x 3.42m)

A spacious front facing room, gas fire a granite surround, upvc double glazed bay window, upvc double glazed window and central heating radiator.

## Kitchen/diner:

20'11" x 8'11" (6.38m x 2.73m)

Fitted with a range of modern base and wall units, inset stainless steel sink unit, electric Neff double oven, Hotpoint induction hob with stainless steel extractor over. Integrated fridge/freezer, dishwasher, integrated washing machine and Bosch microwave. Gas combi boiler, upvc double glazed window and vertical radiator. Archway into:

## Upvc conservatory:

11'3" x 6'9" (3.45m x 2.08m)

Over looking the garden, built in bookcase, central heating radiator and french doors.

## First floor:

Built in storage cupboard housing hot water store, two upvc double glazed windows and central heating radiator.

## Bedroom:

11'8" x 11'4" (3.56m x 3.47m)

A front facing double room, built in modern wardrobes, shelves and drawers. Upvc double glazed window and central heating radiator.

## En-suite:

5'3" x 5'2" (1.61m x 1.59m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall tiled, shower panelling, floor tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

## Bedroom:

9'3" x 9'2" (2.82m x 2.81m)

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



**Bedroom:**

11'3" x 6'4" (3.43m x 1.94m)

A rear facing double room, built in desk unit, upvc double glazed window and central heating radiator.

**Bathroom:**

8'2" x 4'11" (2.51m x 1.50m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part 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. To the side elevation is a block paved driveway for parking, gated access to further block paved parking area with room for a caravan or motorhome.

**Garden:**

To the rear of the property is a private established garden. Lawn, gazebo with paved patio area, well stocked borders of shrubs and bushes. Two timber built sheds.

**Garage:**

Brick built garage, power, lighting and up and over door.

**Notes:**

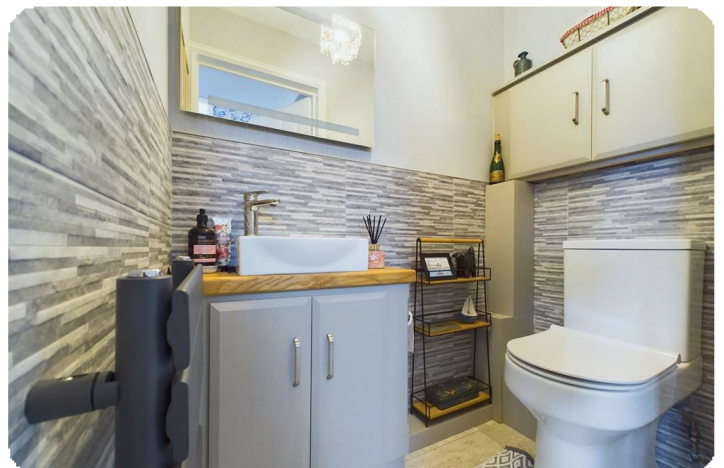
Council tax band: D

**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



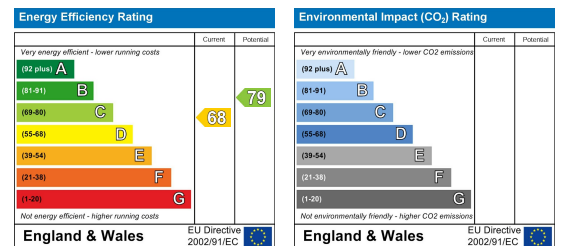
## Floor Plan



## 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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