



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



43 St. Marys Walk, Bridlington, YO16 7LQ

Price Guide £159,950



43 St. Marys Walk

Bridlington, YO16 7LQ

Price Guide £159,950



A traditional three bedroom semi-detached house with great potential.

Situated in a popular residential area close to local schools, college, nursery, sports grounds, parks and shops.

Although the property is in need of general modernisation, this presents an exciting opportunity for you to put your own stamp on the place and truly make it your own.

The property comprises: Ground floor: lounge and kitchen/diner. First floor: three bedrooms and bathroom. Exterior: private driveway for parking and gardens. No ongoing chain.

Entrance:

Door into inner hall, central heating radiator.

Lounge:

13'10" x 10'4" (4.22m x 3.17m)

A front facing room, gas fire in a stone surround and double glazed bay window.

Kitchen/diner:

15'10" x 9'1" (4.83m x 2.78m)

Fitted with a range of base and wall units, one and a half sink unit, plumbing for washing machine, part wall tiled, two single glazed windows and central heating radiator.

Side lobby:

Door to the side elevation and understairs storage cupboard.

First floor:

Single glazed window and central heating radiator.

Bedroom:

14'6" x 8'7" (4.42m x 2.64m)

A front facing double room, built in wardrobes and cupboards. Double glazed bay window and central heating radiator.

Bedroom:

10'0" x 9'1" (3.05m x 2.77m)

A rear facing double room, built in storage cupboard housing hot water store, single glazed window and central heating radiator.

Bedroom:

7'11" x 5'7" (2.42m x 1.72m)

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

Bathroom:

5'6" x 5'1" (1.69m x 1.56m)

Comprises bath with shower attachment, wc, wash hand basin, full wall tiled, single glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden area with lawn and borders of shrubs and bushes. To the side elevation is a private driveway for parking.

Garden:

To the rear of the property is a enclosed garden, lawn with borders of hedges and a timber built shed.

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



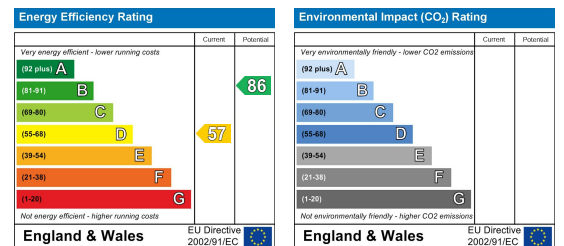
Floor Plan



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.



www.beltsestateagents.co.uk

