



BELT
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156 Brookland Road, Bridlington, YO16 4HD

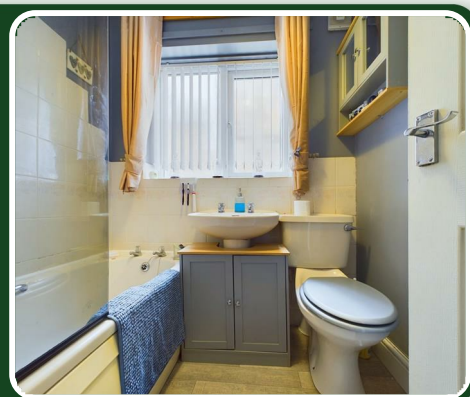
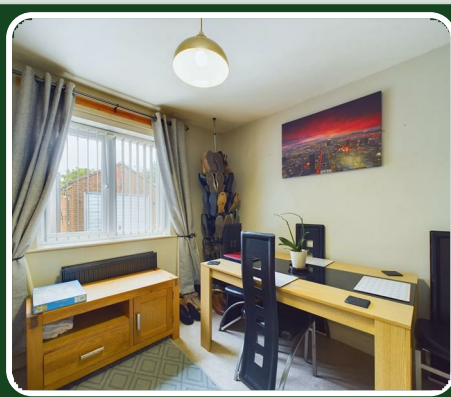
Price Guide £169,950



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A spacious two bedroom semi-detached bungalow situated close to Bridlington's old town with a mixture of local shops, galleries, restaurant/inns and curio shops. Also close by are the playing fields and bus routes.

The property comprises: kitchen, spacious lounge, two double bedrooms and bathroom. Exterior: enclosed gardens, private driveway and garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed side door into inner hall, central heating radiator, built in storage cupboard with central heating radiator and access to a part boarded loft space by drop down ladder.

Kitchen:

11'3" x 9'2" (3.44m x 2.80m)

Fitted with a range of base and wall units, composite sink unit, plumbing for washing machine, part wall tiled, gas combi boiler, upvc double glazed bay window and central heating radiator.

Lounge:

18'4" x 11'2" (5.60m x 3.41m)

A spacious front facing room, electric fire with tiled inset and wood surround. Upvc double glazed window and central heating radiator.

Bedroom:

13'11" x 11'2" (4.25m x 3.42m)

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

Bedroom:

9'10" x 9'2" (3.02m x 2.81m)

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

Bathroom:

5'11" x 5'4" (1.81m x 1.65m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a fenced garden with lawn and borders of shrubs and bushes.

To the side elevation is a gated access to a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a good size fenced garden. Paved patio to lawn, borders of shrubs and bushes. Water point.

Garage:

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

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:

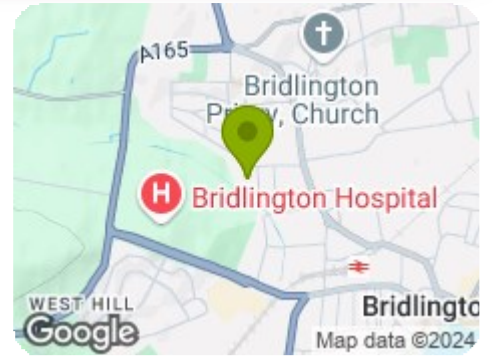
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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.



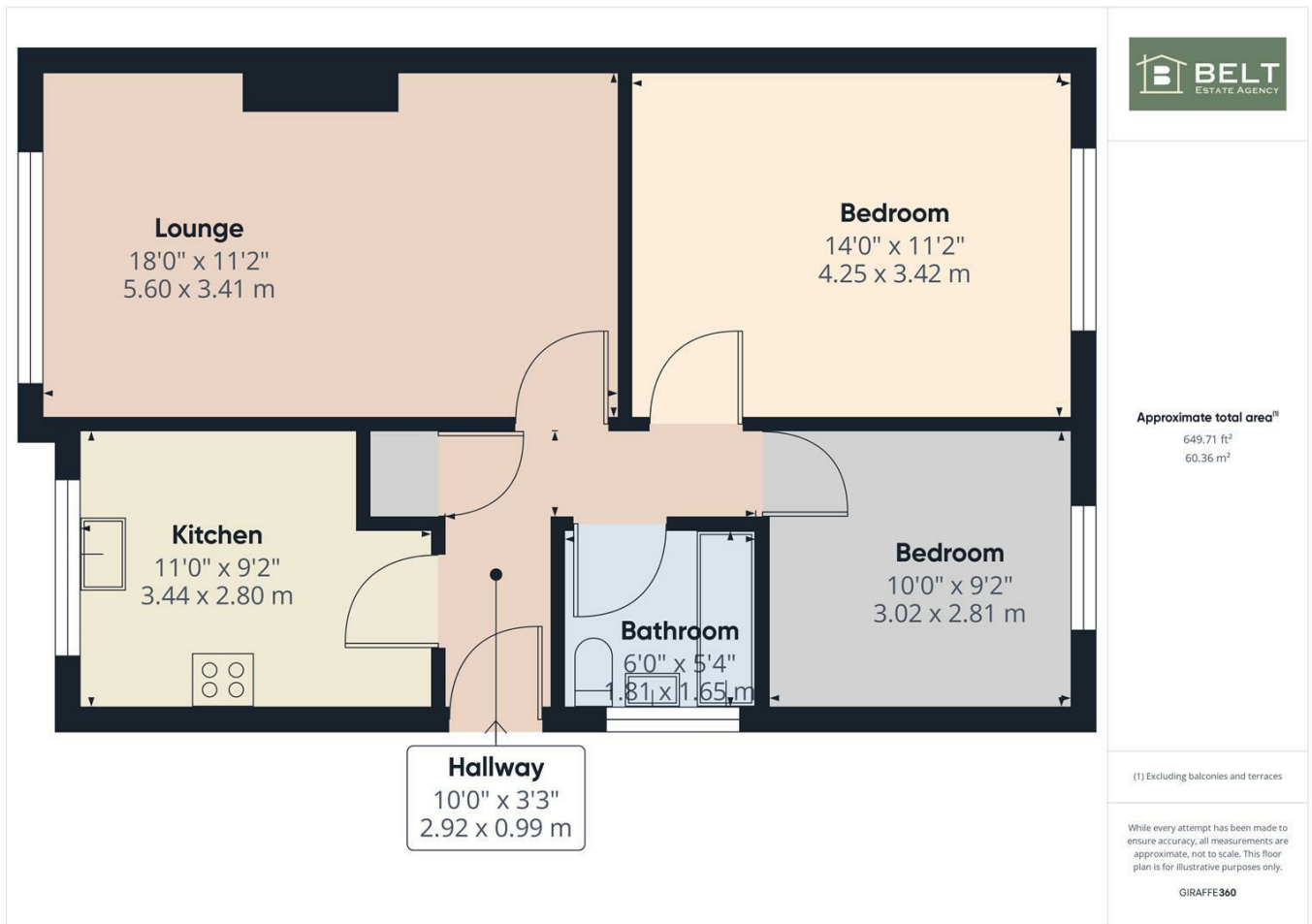
Road Map

Hybrid Map

Terrain Map



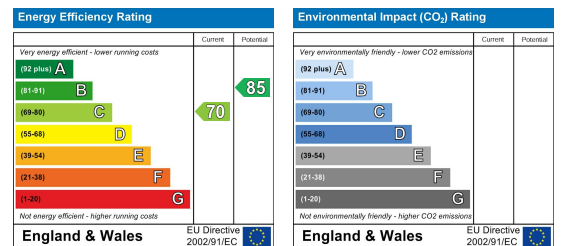
Floor Plan



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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