



**BELT**  
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**21 Trinity Road, Bridlington, YO15 2EZ**

**Price Guide £230,000**



# 21 Trinity Road

Bridlington, YO15 2EZ

## Price Guide £230,000



A substantial five semi-detached bedroom house situated on the north side of Bridlington close to the town centre, two minutes walk to north beach and leisure centre. An ideal family home, second home or investment property.

Although in need of modernisation, this house presents a fantastic opportunity for someone looking to put their own stamp on a property.

The property comprises: Ground floor: spacious lounge, kitchen/diner, upvc conservatory and wc. First floor: three bedrooms and bathroom. Second floor: two further double bedrooms. Exterior: courtyard and private block paved parking area. Upvc double glazing and gas central heating.

With no ongoing chain, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own this spacious property in a central location!

### Entrance:

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

### Lounge:

25'1" x 13'11" (7.65m x 4.25m)

A spacious double aspect room, upvc double glazed window, two central heating radiators and upvc double glazed bay with french doors onto the rear courtyard.

### Kitchen/diner:

22'3" x 9'8" (6.80m x 2.97m)

Fitted with a range of base and wall units, granite worktops, inset stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, floor tiled, gas combi boiler, understairs storage cupboard, plumbing for washing machine, integrated fridge and dishwasher. Three upvc double glazed windows, central heating radiator and upvc double glazed door into:

### Upvc conservatory:

12'0" x 5'4" (3.68m x 1.64m)

Over looking the garden, tiled floor.

### Wc:

4'7" x 2'6" (1.41m x 0.77m)

Plumbing for wc, wash hand basin and upvc double glazed window.

### First floor:

Upvc double glazed window, two central heating radiators and understairs storage cupboard.

### Bedroom:

13'8" x 11'0" (4.17m x 3.36m)

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

### Bedroom:

13'10" x 10'3" (4.24m x 3.14m)

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

### Bedroom:

9'7" x 7'1" (2.93m x 2.18m)

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

### Bathroom:

7'9" x 7'0" (2.38m x 2.15m)

Comprises walk in shower cubicle with plumbed in shower, plumbing for a bath, wc and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and chrome ladder radiator.

## Second floor:

Velux window.

## Bedroom:

17'7" x 14'0" (5.36m x 4.27m)

A spacious double aspect room, two upvc double glazed windows and two central heating radiators.

## Bedroom:

12'0" x 9'11" (3.68m x 3.04m)

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

## Exterior:

To the front of the property is a private block paved parking area.

## Garden:

To the rear of the property is a walled and fenced tiered courtyard, paved and pebbled.

## Notes:

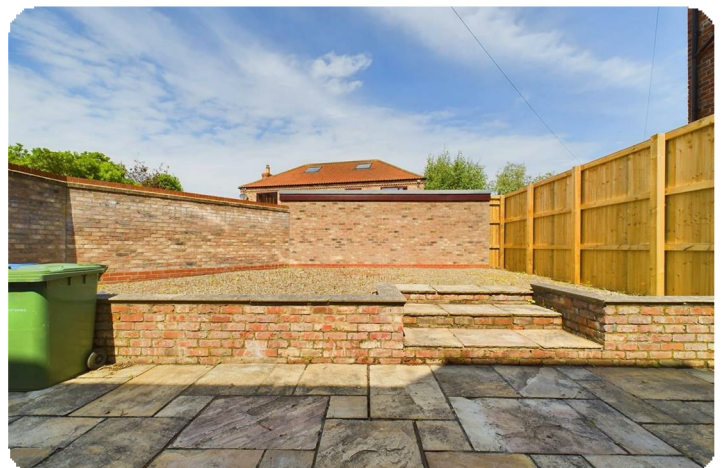
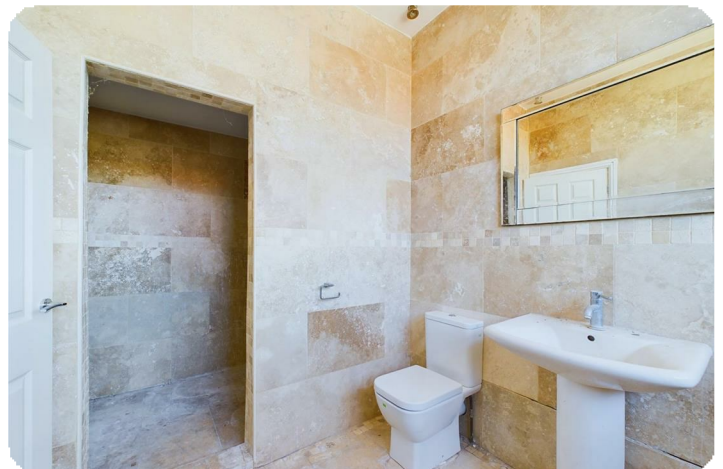
Council tax band: B

## 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



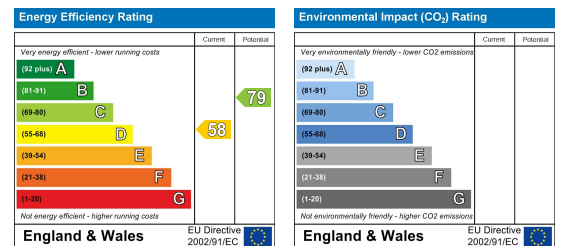
## Floor Plan



## 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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