



**BELT**  
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**18 Eastfield Road, Bridlington, YO16 7DZ**

**Price Guide £185,000**



# 18 Eastfield Road

Bridlington, YO16 7DZ

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Welcome to this detached house located on Eastfield Road in the sought-after area of Bridlington.

The property may be in need of modernisation but this presents an opportunity to put your own stamp on the property.

Convenient for the north foreshore, cliff top walks, Sewerby village, parks, schools, local shops and bus service routes.

The property comprises: Ground floor: lounge, dining and kitchen. First floor: three bedrooms, bathroom and wc. Exterior: gardens and private driveway for parking. Upvc double glazing and gas central heating.

The absence of an ongoing chain makes the purchasing process smoother and more straightforward.

## **Entrance:**

Upvc double doors into inner porch. Door into inner hall, upvc double glazed window and central heating radiator.

## **Lounge:**

15'9" x 12'11" (4.81m x 3.95m)

A front facing room, fireplace with tiled inset and wood surround. Upvc double glazed bay window, central heating radiator and double doors into:

## **Dining room:**

10'10" x 9'10" (3.31m x 3.01m)

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

## **Kitchen:**

17'8" x 8'2" (5.39m x 2.50m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine, understairs storage cupboard, two pantry's, one housing gas combi boiler.

## **Rear porch:**

Upvc double glazed windows and door onto the garden.

## **First floor:**

Upvc double glazed window.

## **Bedroom:**

13'3" x 13'0" (4.06m x 3.98m)

A spacious front facing double room, tiled fireplace, upvc double glazed bay window and central heating radiator.

## **Bedroom:**

12'11" x 9'9" (3.96m x 2.99m)

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

## **Bedroom:**

8'9" x 8'5" (2.67m x 2.58m)

A front facing single room, built in storage cupboard, upvc double glazed window and central heating radiator.



### **Bathroom:**

3'3",242'9" x 5'4" (1.74m x 1.64m)

Comprises bath, wash hand basin, part wall tiled, floor tiled, upvc double glazed window and central heating radiator.

### **Wc:**

5'8" x 2'7" (1.74m x 0.81m)

Wc, tiled floor and upvc double glazed window.

### **Exterior:**

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

### **Garden:**

To the rear of the property is a low maintenance garden with borders of shrubs and bushes.

### **Notes:**

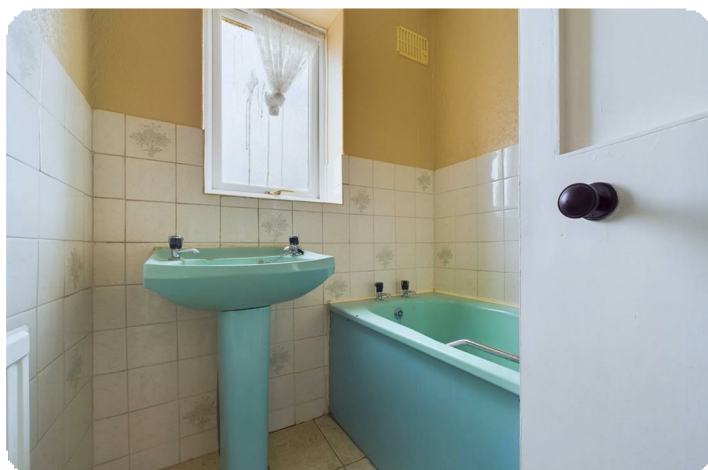
Council tax band: C

### **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:**

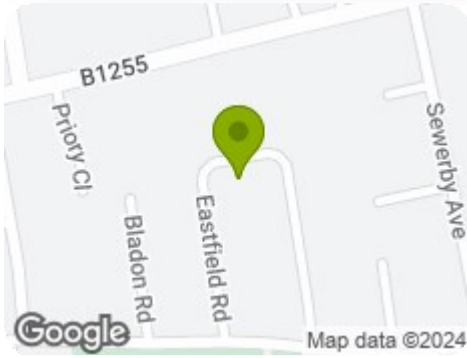
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



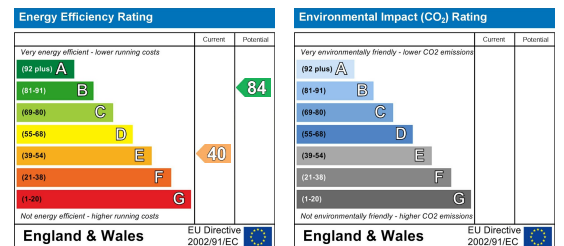
### Floor Plan



### 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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