



**BELT**  
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**31 Ravenspurn, Bridlington, YO16 7NQ**

**Price Guide £150,000**



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# 31 Ravenspurn

Bridlington, YO16 7NQ

**Price Guide £150,000**



A three bedroom end of terrace house located on the north side of Bridlington in a cul-de-sac location on the New Pasture Lane development just off Scarborough Road. Convenient for Primary School, bus routes, Bridlington Old Town with its array of shops, galleries, eateries and public houses. Ideal for a first time buyer.

The property comprises: Ground floor: lounge, modern kitchen/diner and wc. First floor: three double bedrooms and modern bathroom. Exterior: low maintenance gardens and garage. Upvc double glazing and gas central heating.

## Entrance:

Upvc double glazed door into inner porch. Upvc double glazed door into inner hall, central heating radiator, deep built in storage cupboard and upvc double glazed door onto the garden.

## Lounge:

13'4" x 11'6" (4.08m x 3.51m)

A front facing room, fireplace with wood surround, upvc double glazed window and central heating radiator.

## Kitchen/diner:

13'6" x 11'5" (4.14m x 3.50m)

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

## Wc:

5'6" x 2'7" (1.68m x 0.79m)

Wc, wash hand basin with vanity unit, tiled floor and upvc double glazed window.

## First floor:

Deep built in storage cupboard.

## Bedroom:

12'9" x 11'6" (3.89m x 3.51m)

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

## Bedroom:

11'5" x 10'1" (3.50m x 3.08m)

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

## Bedroom:

9'2" x 8'6" (2.80m x 2.60m)

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

## Bathroom:

6'6" x 5'6" (2.00m x 1.70m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a walled garden area, mainly pebbled and paved with shrubs and bushes.

### Garden:

To the rear of the property is a low maintenance paved garden, pebbled borders, shrubs and bushes. Access to the garage.

### Garage:

Electric door, power and lighting.

### 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



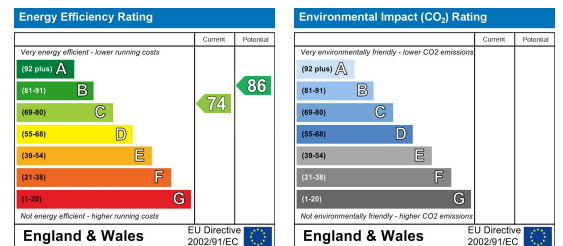
## Floor Plan



## 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.



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