



**BELT**  
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**62 Nelson Street, Bridlington, YO15 3BL**

**Price Guide £132,000**



# 62 Nelson Street

Bridlington, YO15 3BL

## Price Guide £132,000



Welcome to Nelson Street, Bridlington - a charming old fisherman's cottage.

Whether you're looking for a second home to escape to on weekends, an investment opportunity in a popular seaside location, or a permanent residence to enjoy the coastal lifestyle year-round, this cottage ticks all the boxes. Situated close to Bridlington's harbour, the south beach, and the bustling town centre, this property offers the best of coastal living right at your doorstep.

The property comprises: Ground floor: lounge, dining room and kitchen. First floor: two double bedrooms and house bathroom. Exterior: Good size rear garden gardens.

Upvc double glazing and gas central heating.

With no ongoing chain, the process of making this charming cottage your own is made even smoother.

### Entrance:

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

### Lounge:

11'2" x 10'10" (3.42m x 3.31m)

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

### Dining room:

11'8" x 11'2" (3.57m x 3.41m)

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

### Kitchen:

10'6" x 6'9" (3.21m x 2.07m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, full wall tiled, gas combi boiler, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

### First floor:

Built in storage cupboard, central heating radiator and access to part boarded loft space.

### Bedroom:

14'7" x 10'11" (4.45m x 3.33m)

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

### Bedroom:

11'2" x 7'5" (3.41m x 2.28m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

### Bathroom:

8'4" x 6'7" (2.56m x 2.03m)

Comprises electric shower, bath, wc, wash hand basin, full wall tiled, extractor, electric radiator and upvc double glazed window.

### Exterior:

To the front of the property is a walled garden area.



### Garden:

To the rear of the property is a large enclosed garden. Mainly paved with borders of hedges, shrubs and bushes. Two sheds.

### 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

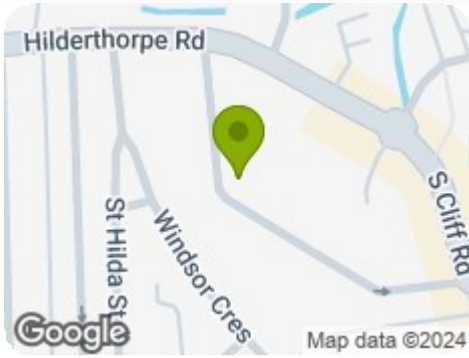
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, 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



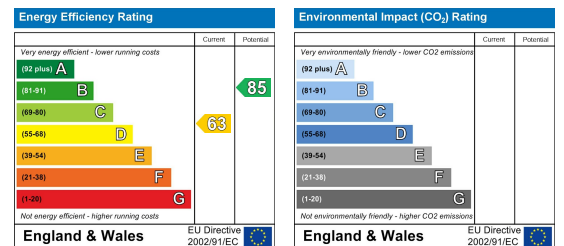
## Floor Plan



## 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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