



**BELT**  
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**28 George Street, Bridlington, YO15 3PS**

**Price Guide £269,950**



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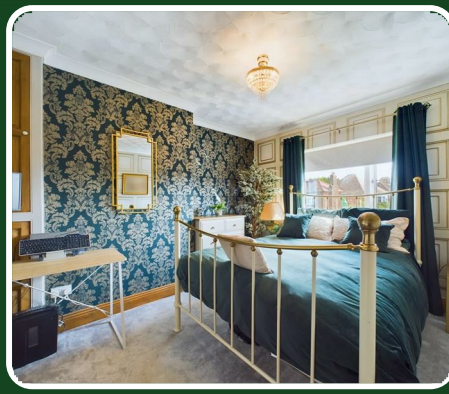
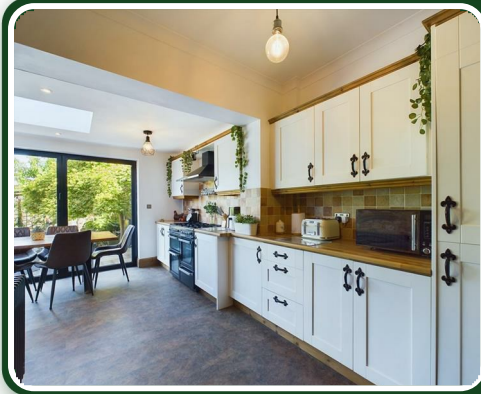


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# 28 George Street

Bridlington, YO15 3PS

## Price Guide £269,950



Welcome to this stunning semi-detached house on George Street, Bridlington!

This beautiful property boasts a spacious kitchen/diner extension, perfect for hosting family gatherings and with three double bedrooms, is ideal for a growing family or those in need of extra space.

Located on the prime south side of Bridlington, this property offers not only a convenient location close to schools, the south foreshore, Bridlington Golf Club and shops but also a beautiful rear garden where you can relax and unwind after a long day.

The property comprises: Ground floor: separate wc, spacious lounge and modern kitchen/diner. First floor: three double bedrooms and modern house bathroom. Exterior: enclosed garden, garage and driveway. Upvc double glazing and gas central heating.

With its prime location and ample space, this property must be seen in person to fully appreciate all that it has to offer. Don't miss out on the opportunity to make this house your home.

### Entrance:

Upvc double glazed side door into inner hall, wood flooring, built in storage cupboard, upvc double glazed window and central heating radiator.

### Wc:

6'5" x 4'2" (1.97m x 1.28m)

Wc, wash hand basin with rustic vanity unit, upvc double glazed window and central heating radiator.

### Lounge:

21'2" x 13'9" (6.46m x 4.21m)

A spacious front facing room, inset multi fuel log burning

stove in a feature brick wall surround, wood flooring, two upvc double glazed windows and central heating radiator.

### Kitchen/diner:

17'1" x 8'6" (5.22m x 2.60m)

A stunning extended room overlooking the beautiful rear garden, fitted with a range of modern base and wall units, Belfast sink, freestanding double oven with hob and extractor over. Part wall tiled, large understairs storage cupboard, integrated fridge/freezer and dishwasher. Sky lantern, Column radiator and bi-folding doors onto the garden.

### First floor:

Upvc double glazed window and wood flooring.

### Bedroom:

12'4" x 11'2" (3.78m x 3.42m)

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

### Bedroom:

11'4" x 10'1" (3.47m x 3.09m)

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

### Bedroom:

11'1" x 7'0" (3.38m x 2.15m)

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

## Bathroom:

8'9" x 8'0" (2.69m x 2.45m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin with a rustic vanity unit. Full wall tiled, extractor, gas combi boiler, upvc double glazed window and central heating radiator.

## Exterior:

To the front of the property is a block paved parking area with flower bed border. To the side elevation is a private resin driveway. The current owners have erected a fence but it can be removed giving access to the garage.

## Garden:

To the rear of the property is a stunning private garden. Paved patios for entertaining, gazebo, pebbled areas, artificial grass, well stocked borders of shrubs and bushes. Garage with power and lighting. Two outside power points and water point.

## Notes:

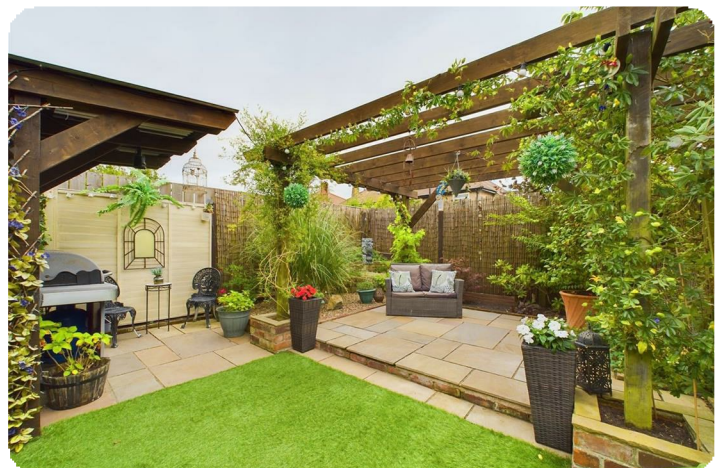
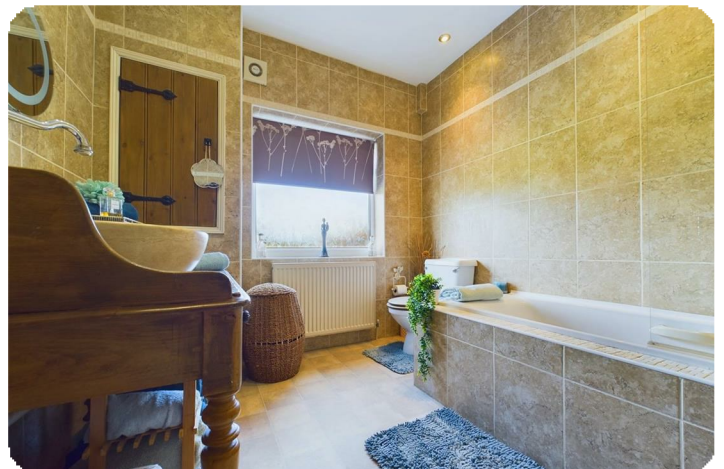
Council tax band: C

## 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:

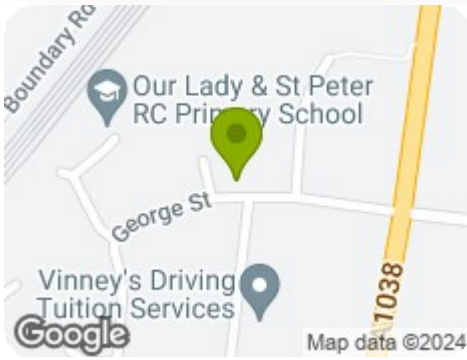
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



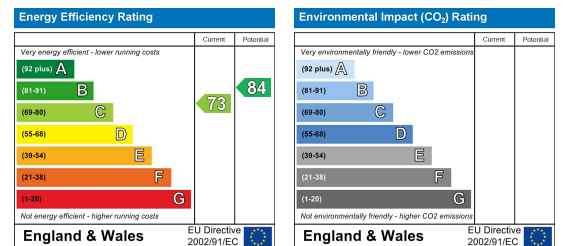
## Floor Plan



## 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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