



BELT
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18 Lawson Road, Bridlington, YO16 7LZ

Price Guide £159,950



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A three bedroom semi-detached house which has been refurbished by the current owners. Situated on a good size corner plot with ample private parking. Located in a good residential location just off Queensgate. Close to a local parade of shops, sports facilities, as well as East Riding College, local primary schools, easy access to the town centre and bus routes.

The property comprises: Ground floor: lounge, dining/sitting room and modern kitchen. First floor: three good size bedrooms, separate wc and modern bathroom. Exterior: gardens and private driveway for parking. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard, upvc double glazed window and central heating radiator.

Lounge:

12'0" x 9'10" (3.68m x 3.02m)

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

Dining/sitting room:

14'2" x 12'0" (4.33m x 3.68m)

A rear facing room, modern wall mounted electric fire, upvc double glazed window and central heating radiator.

Kitchen:

10'7" x 6'4" (3.25m x 1.94m)

Fitted with a range of modern base and wall units,

stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, gas combi boiler, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

First floor:

A spacious landing, upvc double glazed window.

Bedroom:

14'0" x 10'1" (4.29m x 3.09m)

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

Bedroom:

10'4" x 10'1" (3.15m x 3.08m)

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

Bedroom:

9'11" x 8'5" (3.04m x 2.58m)

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

Bathroom:

5'11" x 5'2" (1.81m x 1.59m)

Comprises a modern suite, bath with shower attachment over and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Wc:

6'0" x 2'10" (1.85m x 0.87m)

Wc, upvc double glazed window.

Exterior:

To the front of the property is a good size enclosed garden with lawn and hedged borders. To the side elevation is further garden and private driveway with ample parking. To the rear of the property is a fenced pebbled garden.

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:

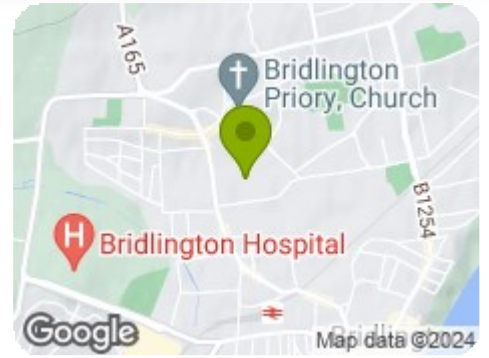
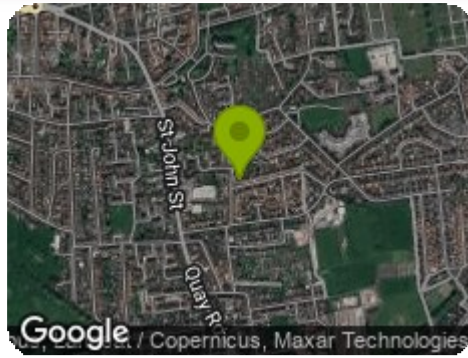
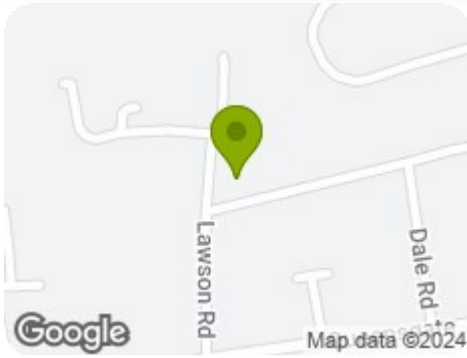
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



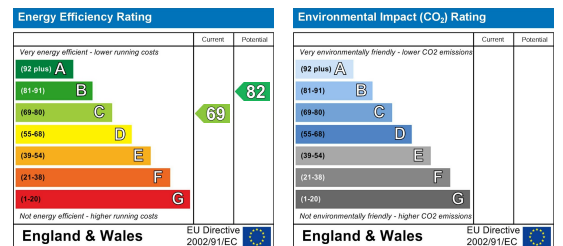
Floor Plan



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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