



26a Roundhay Road, Bridlington, YO15 3JY

Price Guide £119,950



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Welcome to Roundhay Road, Bridlington - a prime location for this delightful freehold apartment that awaits your personal touch! This ground floor apartment offers a fantastic opportunity for modernisation to create your dream living space.

Situated within a few minutes walk from the stunning south bay beach, and within approximately 500 yards of the Spa complex, harbour and easy access to the town centre. The property is also convenient for the main A165 Bridlington to Hull road.

The property comprises: spacious lounge/diner, kitchen, two double bedrooms and bathroom. Exterior: private parking and rear garden.

Don't miss out on the chance to transform this flat into a stylish and modern living space that suits your taste and lifestyle.

With no ongoing chain, the process of making this lovely apartment your new home is made even smoother.

Entrance:

Upvc double glazed door into spacious inner hall, oval stained glass window, central heating radiator and upvc double glazed door onto the rear garden.

Lounge/diner:

17'9" x 13'3" (5.43m x 4.04m)

A front facing room, gas fire with a wood surround, upvc double glazed bay window and central heating radiator.

Kitchen:

8'4" x 5'4" (2.56m x 1.63m)

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

Bedroom:

14'3" x 12'3" (4.35m x 3.75m)

A spacious front facing double room, oval stained glass window, upvc double glazed bay window and central heating radiator.

Bedroom:

12'3" x 10'2" (3.74m x 3.11m)

A spacious rear facing double room, storage room, built in wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

8'5" x 5'1" (2.58m x 1.55m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front and side of the property is private parking.

Garden:

To the rear of the property is enclosed garden. Patio to

lawn with borders of shrubs and bushes. A greenhouse and brick built shed.

Notes:

Council tax band: A

The property is freehold with a deed of covenant.

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

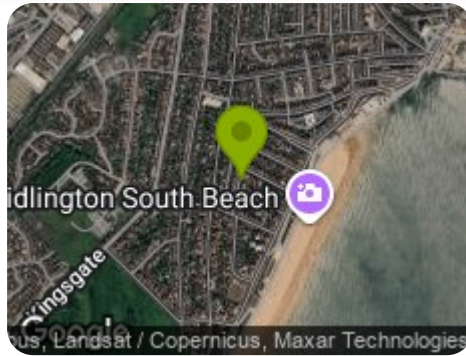
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



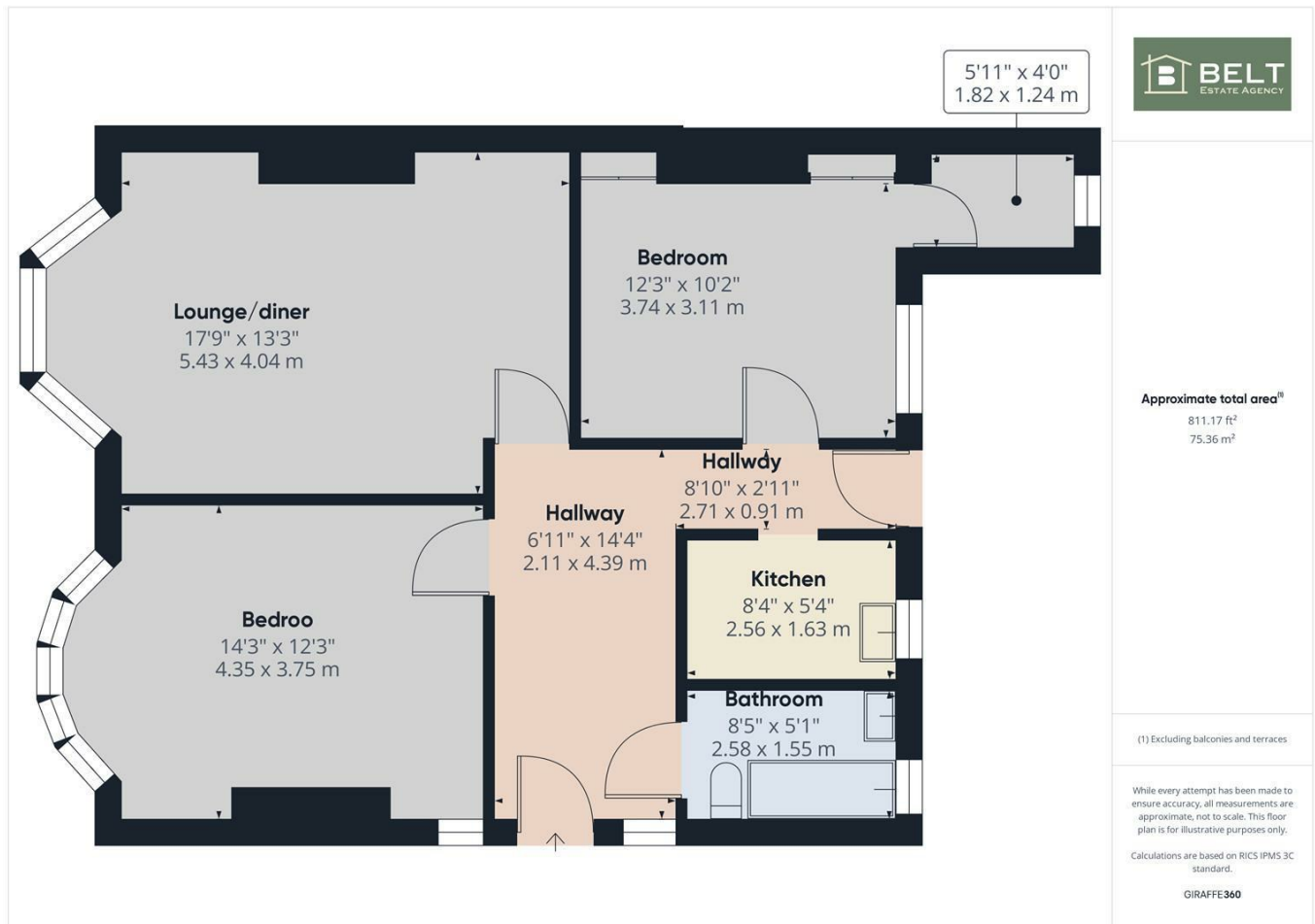
Road Map

Hybrid Map

Terrain Map



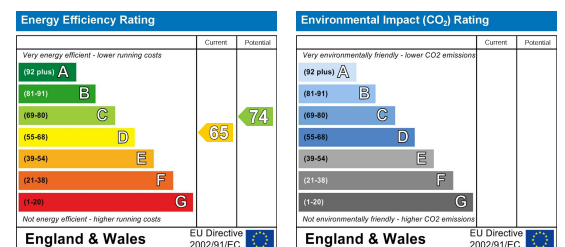
Floor Plan



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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