



BELT
ESTATE AGENCY

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1 New Burlington Road, Bridlington, YO15 3HT

Price Guide £85,000



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Welcome to this terraced house on New Burlington Road in Bridlington!

Although the house is in need of full refurbishment, its potential is truly exciting. Imagine the possibilities of transforming this property into your dream home, tailored to your unique style and preferences.

This property has two reception rooms and five bedrooms, providing ample space for a growing family.

Situated in a convenient location near the town centre, supermarkets, the train station and easy access to the south beach and harbour.

Entrance:

Upvc double glazed door into inner lobby, door into inner hall.

Lounge:

14'1" x 12'3" (4.31m x 3.75m)

A front facing room, upvc double glazed bay window.

Dining room:

12'7" x 12'0" (3.85m x 3.68m)

A rear facing room, gas fire with tiled surround, built in storage cupboards and upvc double glazed window.

Kitchen:

15'5" x 6'7" (4.72m x 2.03m)

Fitted with a range of base and wall units, sink unit, downstairs storage cupboard, upvc double glazed window and upvc double glazed door onto the rear yard.

First floor:

Bedroom:

16'3" x 11'10" (4.96m x 3.62m)

A front facing double room, fireplace with cast iron inset and wood surround. Wash hand basin and two upvc double glazed windows.

Bedroom:

12'0" x 8'8" (3.67m x 2.66m)

A rear facing double room, wash hand basin, built in storage cupboard housing hot water store and upvc double glazed window.

Bathroom:

10'2" x 6'9" (3.10m x 2.07m)

Comprises bath with plumbed in shower over, wash hand basin, part wall tiled and upvc double glazed window.

Wc:

3'8" x 3'1" (1.12m x 0.95m)

Wc, part wall tiled and single glazed window.

Second floor:

Bedroom:

12'0" x 10'4" (3.67m x 3.15m)

A rear facing double room, wash hand basin and upvc double glazed window.

Bedroom:

11'11" x 7'10" (3.65m x 2.40m)

A front facing single room, fitted wardrobes, wash hand basin and upvc double glazed window.

Bedroom:

8'9" x 7'2" (2.68m x 2.20m)

A front facing single room, upvc double glazed window.

Exterior:

To the rear of the property is a enclosed yard with two outbuildings for storage.

Notes:

Council tax band: B

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

Ground Floor

- Hallway: 12'5" x 3'6" (3.80 x 1.07 m)
- Lounge: 14'1" x 12'3" (4.31 x 3.75 m)
- Dining Room: 12'0" x 12'7" (3.68 x 3.85 m)
- Kitchen: 15'5" x 6'7" (4.72 x 2.03 m)

Floor 1

- Bedroom: 11'10" x 16'3" (3.62 x 4.96 m)
- Bedroom: 12'0" x 8'3" (3.67 x 2.66 m)
- Landing: 9'5" x 6'4" (2.87 x 1.93 m)
- Bathroom: 10'1" x 6'9" (3.10 x 2.07 m)
- WC: 3'1" x 3'8" (0.95 x 1.12 m)
- Landing: 6'4" x 5'10" (1.95 x 1.80 m)

Floor 2

- Bedroom: 8'9" x 7'2" (2.68 x 2.20 m)
- Bedroom: 11'11" x 7'10" (3.65 x 2.40 m)
- Bedroom: 12'0" x 10'3" (3.67 x 3.15 m)
- Landing: 12'8" x 5'6" (3.87 x 1.70 m)

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Approximate total area¹⁾
 1297.91 ft²
 120.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

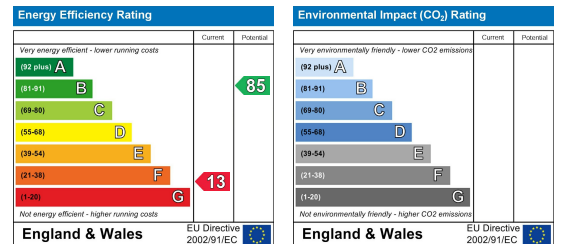
Calculations are based on RICS IPMS 3C standard.

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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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