



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



67 Wellington Road, Bridlington, YO15 2AX

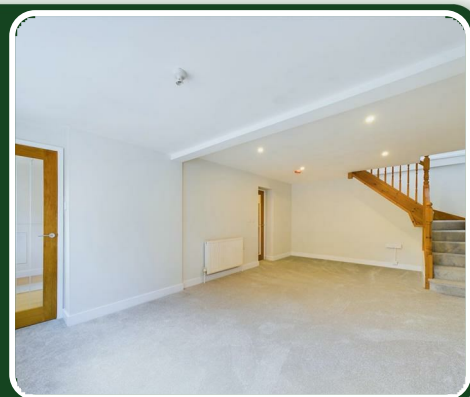
Price Guide £159,950



67 Wellington Road

Bridlington, YO15 2AX

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Welcome to Wellington Road in the town of Bridlington, this delightful detached house offers a perfect blend of character and modern convenience.

The former coach house has been lovingly modernised throughout by the current owner, offering a comfortable and contemporary living space.

Conveniently situated close to the town centre, ensuring easy access to amenities. The private parking space adds a touch of convenience in this central location.

The property comprises: Ground floor: spacious modern kitchen/diner and lounge. First floor: two double bedrooms and modern bathroom. Exterior: private parking and garden area. Upvc double glazing and gas central heating.

Whether you're looking for a permanent residence or a weekend getaway, this property offers a versatile living space that can cater to your needs.

Entrance:

Upvc double glazed door leads directly into:

Kitchen/diner:

21'0" x 9'4" (6.41m x 2.87m)

A spacious kitchen/diner fitted with a range of modern base and wall units, stainless steel sink unit, gas combi boiler, plumbing for washing machine, part wall tiled, stainless steel extractor, two upvc double glazed windows and central heating radiator.

Lounge:

21'4" x 11'11" (6.51m x 3.64m)

A spacious front facing room, upvc double glazed window, two central heating radiators and staircase to first floor.

First floor:

Two velux windows.

Bedroom:

15'1" x 9'9" (4.62m x 2.99m)

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

Bedroom:

12'4" x 7'5" (3.78m x 2.27m)

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

Bathroom:

8'11" x 6'0" (2.72m x 1.85m)

Comprises a modern suite, walk in shower with plumbed in rainfall shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, velux window and column radiator.

Exterior:

Gated access to the front of the property private parking and paved garden area.

Notes:

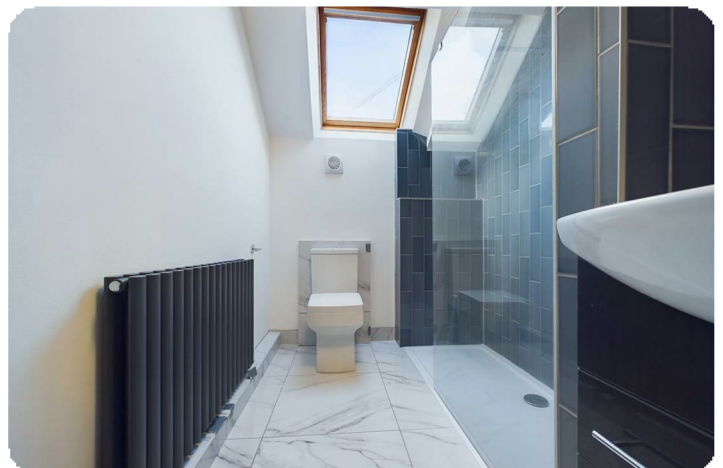
Council tax band: B

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



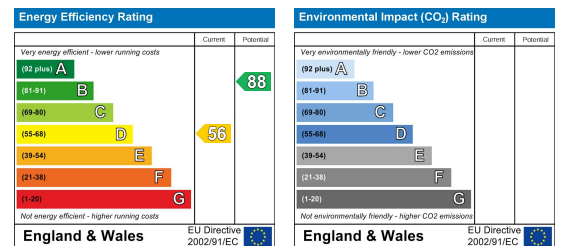
Floor Plan



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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