



The Snuff Box, 18 High Street, Bridlington, YO16 4PX

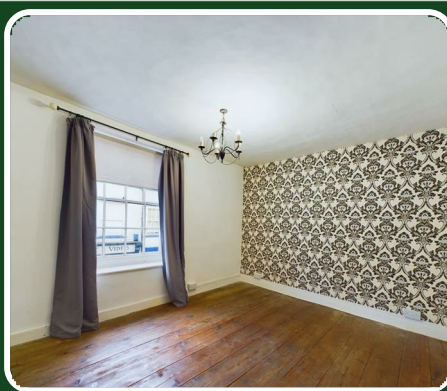
Price Guide £139,950



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Nestled in the heart of Bridlington's historic High Street, this charming Grade II listed mid-terrace cottage.

The cottage is steeped in character, reflecting the rich heritage of the area with its original Georgian architecture. The surrounding High Street is a vibrant tapestry of curio shops, inviting restaurants, and art galleries.

This property presents an excellent opportunity for a holiday home or a permanent residence, catering to a variety of lifestyles. With no ongoing chain, you can move in with ease and start enjoying all that this picturesque town has to offer.

Whether you are looking for a holiday home, a rental investment, or a permanent residence, this property presents an excellent opportunity.

Entrance:

Door into inner lobby, door leads into:

Lounge/diner:

15'7" x 9'10" (4.76m x 3.00m)

A front facing room, period fireplace, built in storage cupboards, exposed beams, timber framed sash window and electric night storage heater.

Kitchen:

6'6" x 5'10" (1.99m x 1.80m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob. Part wall tiled, plumbing for washing machine, timber framed window and door onto the courtyard.

First floor:

Built in storage cupboard housing hot water store and timber framed window.

Bedroom:

11'10" x 10'3" (3.62m x 3.13m)

A front facing double room, period fireplace, built in mirrored wardrobe, stripped floor boards, timber framed sash window and electric heater.

Bathroom:

7'7" x 4'4" (2.33m x 1.33m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, wall panelling, extractor and electric towel radiator.

Second floor:

Bedroom:

13'1" x 10'0" (4.01m x 3.05m)

A front facing double room, stripped floor boards, exposed beams, access to the eaves, timber framed window, velux window and electric radiator.

Courtyard:

To the rear of the property is a walled block paved courtyard.

Right of access to next door down the side passage for refuse bins

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



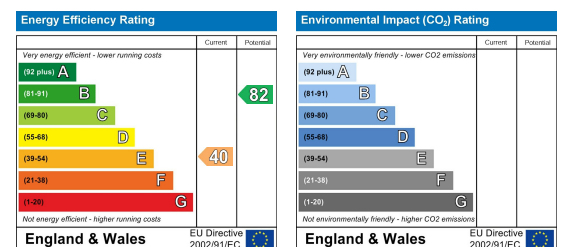
Floor Plan



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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