



## 11 Richmond Street, Bridlington, YO15 3DL

Price Guide £159,950



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Welcome to Richmond Street, Bridlington, this spacious property is ideal for families seeking ample living space or for investment, second home buyers with its southside location.

Situated close to the picturesque harbour and the beautiful south beach, residents can easily indulge in seaside strolls and enjoy the vibrant coastal lifestyle. The renowned Spa Royal Hall is also within easy reach, offering a variety of entertainment options. Furthermore, the town centre is just a short distance away, providing access to a range of shops, cafes, and amenities.

The property comprises: Ground floor: lounge, dining room and modern kitchen. First floor: two double bedrooms, modern bathroom and separate wc. Second floor: three further double bedrooms. Exterior: rear patio. Upvc double glazing and gas central heating.

With no ongoing chain, this property is ready for you to move in and make it your own. Whether you are looking for a family home, an investment opportunity, or a second home by the coast, this house on Richmond Street is sure to meet your needs.

### Entrance:

Door into inner lobby. Door into inner hall, stripped floor boards, central heating radiator.

### Lounge:

14'6" x 10'2" (4.44m x 3.10m)

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

### Dining room:

12'2" x 10'0" (3.73m x 3.05m)

A rear facing room, electric fire with marble inset and wood surround. Understairs storage cupboard, built in storage cupboard and shelves. Stripped floor boards, upvc double glazed window and central heating radiator.

### Kitchen:

13'3" x 7'9" (4.04m x 2.37m)

Fitted with a range of modern base units, stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, plumbing for dishwasher, two upvc double glazed windows and door onto the rear yard.

### First floor:

#### Bedroom:

15'0" x 11'1" (4.58m x 3.40m)

A front facing double room, wash hand basin, built in wardrobes, cupboards and drawers. Upvc double glazed bay window and central heating radiator.

#### Bedroom:

12'1" x 8'2" (3.69m x 2.51m)

A rear facing double room, wash hand basin, fitted wardrobe and cupboards. Upvc double glazed window and central heating radiator.

### Bathroom:

8'2" x 7'8" (2.51m x 2.36m)

Comprises a modern suite, free standing roll top bath with shower attachment, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

### Wc:

4'6" x 2'2" (1.39m x 0.68m)

Wc, upvc double glazed window.

### Second floor:

Skylight.



### Bedroom:

13'9" x 11'3" (4.21m x 3.44m)

A front facing double room, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

### Bedroom:

12'1" x 8'2" (3.70m x 2.49m)

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

### Bedroom:

10'11" x 7'9" (3.35m x 2.37m)

A rear facing double room, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a small walled garden area. To the rear of the property is a pleasant south facing walled patio area.

### Notes:

Council tax band: B

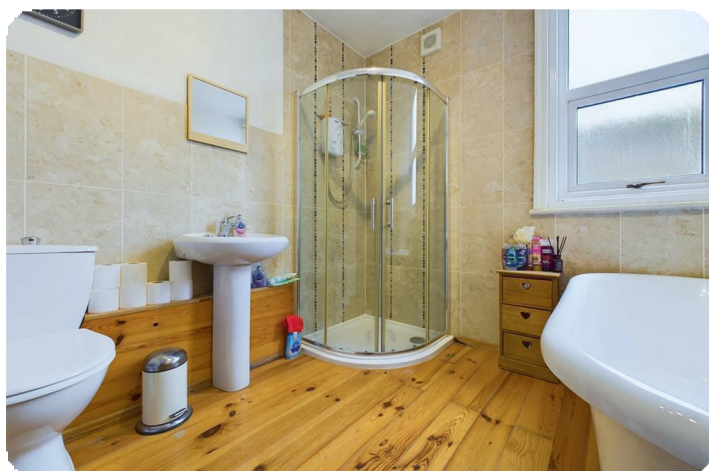
### Purchase procedure

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



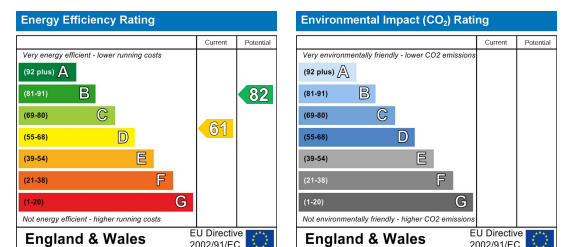
## Floor Plan



## 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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