



30 High Street, Bridlington, YO16 4PX

Offers Around £150,000



30 High Street

Bridlington, YO16 4PX

Offers Around £150,000



Nestled in the heart of Bridlington's old town, this delightful mid-terrace cottage, built in 1666, offers a unique opportunity to own a piece of history on the picturesque High Street. The area is renowned for its character, showcasing original Georgian architecture and a vibrant community atmosphere. Here, you will find an array of curio shops, inviting restaurants, and captivating galleries, all within easy reach.

One of the standout features of this cottage is the good size rear garden, providing an outdoor space for relaxation or gardening enthusiasts. Although the property is in need of some upgrading, this allows you the exciting chance to put your own stamp on it, creating a home that reflects your individual style.

Whether you are seeking a charming holiday home or a permanent residence, this property is ideally suited to meet your needs. Embrace the opportunity to live in a location steeped in history. This cottage is not just a house; it is a canvas awaiting your vision.

Entrance:

Door into inner lobby, built in storage cupboard. Door into:

Reception room:

17'7" x 9'3" (5.37m x 2.83m)

A spacious front facing room, built in storage cupboards, fireplace with wood surround, secondary glazed window, central heating radiator and staircase to first floor.

Kitchen/diner:

25'10" x 9'5" (7.88m x 2.89m)

Dining area:

A rear facing room, electric fire in a brick surround and central heating radiator. Leads into:

Kitchen:

Fitted with a range of base and wall units, stainless steel sink unit, electric double oven and hob with extractor over. Part wall tiled, space for fridge/freezer, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Two built in storage cupboards and central heating radiator.

Lounge/bedroom:

11'8" x 10'8" (3.56m x 3.27m)

A front facing double room, electric fire with a wood surround, secondary glazed window and central heating radiator.

Bedroom:

15'10" x 9'3" (4.84m x 2.84m)

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

Bathroom:

14'0" x 5'4" (4.29m x 1.64m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Second floor:

Built in storage cupboards.

Bedroom:

12'7" x 7'5" (3.85m x 2.28m)

A front facing double room, built in wardrobes, velux window and central heating radiator.

Bedroom:

10'5" x 6'5" (3.20m x 1.98m)

A rear facing single room, built in wardrobes, velux window and central heating radiator.

Garden:

To the rear of the property is a large fenced enclosed garden. Mainly paved and pebbled, borders of shrubs and bushes.

Notes:

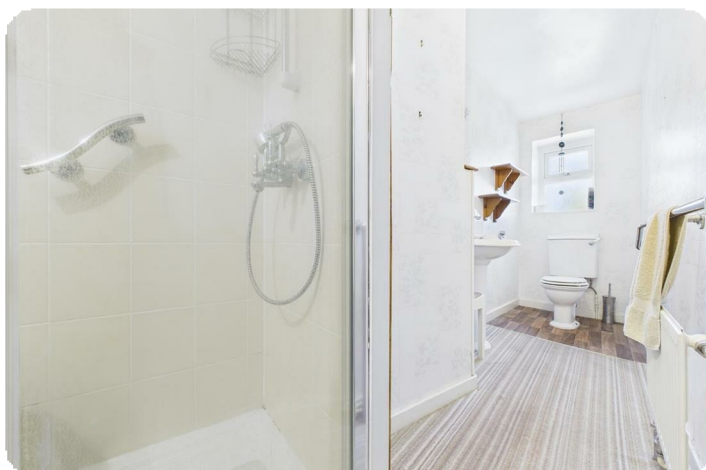
Council tax band: A

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:

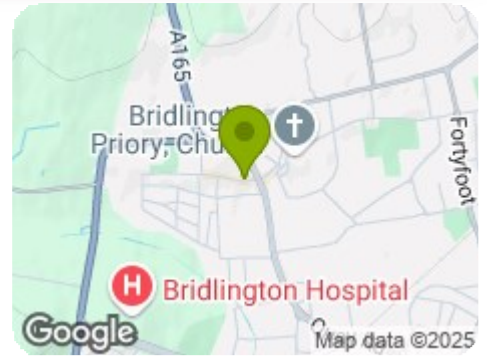
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



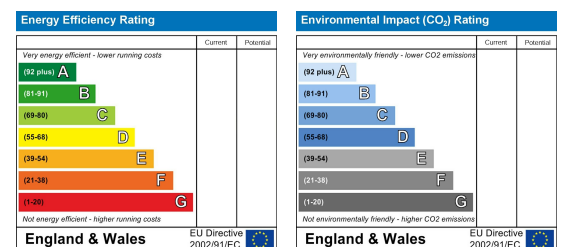
Floor Plan



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.



www.beltsestateagents.co.uk

