



46 Trinity Road, Bridlington, YO15 2EY

Price Guide £220,000



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Welcome to Trinity Road in the coastal town of Bridlington, this five bedroom terraced house presents an excellent opportunity for families seeking a spacious and comfortable home.

The property comprises five well-proportioned bedrooms, designed to accommodate the needs of modern family life. The two reception rooms provide ample space for relaxation and entertaining.

The property features off-road parking for 2 cars, a valuable asset in this area. Recent upgrades, including a new roof and boiler installed in 2021, provide peace of mind and enhance the overall appeal of the home.

Situated on the north side of Bridlington, this home is just a two-minute stroll from the beautiful North Beach, making it perfect for those who appreciate coastal living. Additionally, the nearby leisure centre and town centre offer a variety of amenities, ensuring that everything you need is within easy reach.

With its spacious layout and proximity to the beach and town, this terraced house is not just a property; it is a wonderful family home.

Entrance:

3'8" x 3'1" (1.13m x 0.95m)

Composite door into lobby, tiled floor. Door into inner hall, central heating radiator.

Lounge:

15'10" x 12'11" (4.84m x 3.94m)

A spacious double aspect room, upvc double glazed bay window, two central heating radiators and upvc double glazed french doors onto the garden.

Shower room:

7'2" x 4'10" (2.19m x 1.49m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, full wall tiled, extractor and chrome ladder radiator.

Dining room:

12'4" x 10'4" (3.76m x 3.17m)

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

Kitchen:

11'5" x 10'5" (3.50m x 3.20m)

Fitted with a range of base and wall units, one and a half sink, free standing cooker, plumbing for washing machine and dishwasher. Floor tiled, two upvc double glazed windows, gas combi boiler, upvc double glazed door onto the garden.

First floor:

Bedroom:

17'0" x 12'4" (5.20m x 3.78m)

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

Bedroom:

12'5" x 11'0" (3.80 x 3.37m)

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

Bedroom:

9'0" x 8'11" (2.76 x 2.73m)

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

Wc:

4'3" x 3'0" (1.31m x 0.93m)

Wc, part wall tiled and upvc double glazed window.

Bathroom:

6'5" x 5'8" (1.97m x 1.74m)

Comprises "P" shaped bath with plumbed in shower over, wash hand basin with vanity unit, wall panelling, upvc double glazed window and chrome ladder radiator.

Second floor:

Velux window and access to the eaves for storage.

Bedroom:

15'10" x 10'1" (4.83m x 3.08m)

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

Bedroom:

12'3" x 9'9" (3.74m x 2.98m)

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

Exterior:

To the front of the property is private car parking for 2 cars. To the rear of the property is walled low maintenance paved garden.

Notes:

Council tax band C.

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



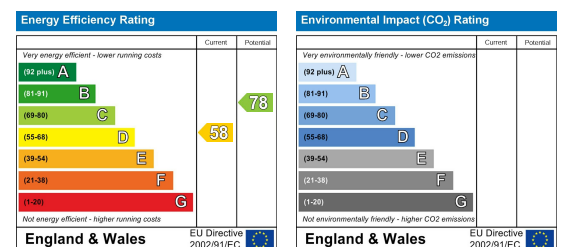
Floor Plan



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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