



BELT
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19 Meadowfield Road, Bridlington, YO15 3LD

Price Guide £280,000



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PROTECTED

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Welcome to the desirable Meadowfield Road in Bridlington, this impressive terraced house presents an exceptional opportunity for families seeking a spacious and well-appointed home. With six generously sized bedrooms, this property is perfect for those needing ample living space. The two reception rooms offer versatility, making them ideal for both relaxation and entertaining.

Having undergone significant improvements in recent years, this home boasts a new roof installed just three years ago, ensuring peace of mind for future occupants. The property is designed to accommodate modern family life, providing a comfortable and inviting atmosphere.

Situated in a prime location on the south side of Bridlington, this residence is less than half a mile from the town centre, where you can enjoy a variety of shops, cafes, and amenities. Additionally, the beautiful south promenade and beach are a mere 250 yards away, perfect for leisurely strolls and seaside activities.

For those with vehicles, the property offers parking for two cars, a valuable feature in this sought-after area.

Don't miss the chance to make this delightful property your own.

Entrance:

Upvc double doors into inner porch. Door into a spacious hall, feature tiled floor, understairs storage cupboard and central heating radiator.

Lounge:

14'10" x 12'5" (4.54m x 3.81m)

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

Sitting room:

16'2" x 13'4" (4.95m x 4.07m)

A spacious rear facing room, modern electric wall mounted fire, central heating and upvc double glazed door onto the rear garden.

Kitchen/diner:

23'9" x 10'9" (7.24m x 3.29m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and hob with extractor over. Breakfast bar, space for American fridge freezer, plumbing for dishwasher, two upvc double glazed windows and central heating radiator.

Utility:

5'6" x 4'6" (1.68m x 1.38m)

Plumbing for washing machine, space for a tumble dryer, tiled floor, upvc double glazed window and upvc double glazed door onto the garden.

Wc:

4'9" x 4'3" (1.47m x 1.30m)

Wc, wash hand basin, part wall tiled, gas combi boiler (fitted 2021), upvc double glazed window and central heating radiator.

First floor:

A spacious landing, upvc double glazed window and central heating radiator.

Bedroom:

14'11" x 13'4" (4.55m x 4.08m)

A rear facing double room, wash hand basin, built in wardrobe, upvc double glazed window and central heating radiator.

Bedroom:

14'9" x 12'6" (4.52m x 3.82m)

A front facing double room, upvc double glazed bay window with side sea view and central heating radiator.

Bedroom:

10'10" x 10'2" (3.32m x 3.12m)

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

Bathroom:

10'11" x 7'0" (3.35m x 2.15m)

Comprises a modern suite, "P" shaped bath, wc and wash hand basin with vanity unit. Wall panelling, built in storage cupboards, extractor, stainless steel towel rail, central heating radiator and upvc double glazed window.

Second floor:

Velux window.

Bedroom

12'6" x 12'6" (3.83m x 3.83m)

A front facing double room, access to the eaves, upvc double glazed window with side sea view and central heating radiator.

Bedroom

11'3" x 11'2" (3.43m x 3.42m)

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

Bedroom:

13'7" x 6'11" (4.16m x 2.13m)

A rear facing single room, access to the eaves, velux window, central heating radiator and access to a boarded loft space by drop down ladder.

Exterior:

To the front of the property is a paved parking area.

Garden

To the rear of the property is a south facing enclosed sunny garden. Mainly paved, power point and water point.

Notes:

The roof has been replaced in the last 3 years.

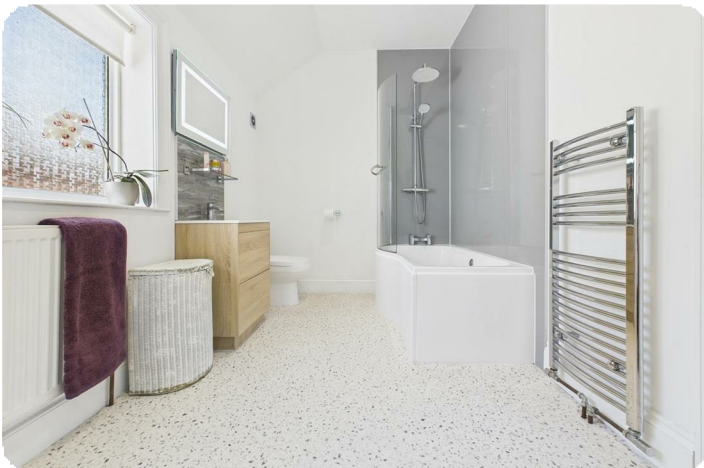
Council tax band: C

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



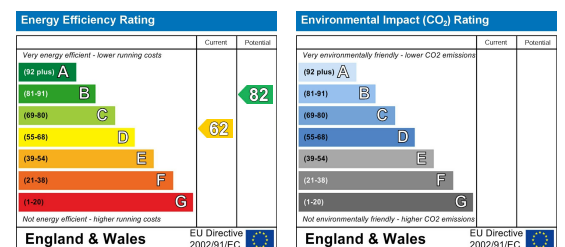
Floor Plan



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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