



## 59 Richmond Street, Bridlington, YO15 3DL

Price Guide £175,000



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Located on the corner of Richmond Street and Cardigan Road, this end terrace house in Bridlington presents a unique opportunity for those seeking a spacious family home or a promising project. With six generously sized bedrooms, this property offers ample space for a growing family or for those who enjoy hosting guests. The two reception rooms provide versatile living areas, perfect for relaxation or entertaining.

The house features two bathrooms, ensuring convenience for all occupants. While the property is currently an unfinished project, it holds great potential for those with a vision to create their dream home. The rear garden offers a private outdoor space, ideal for enjoying the fresh air or gardening.

Situated in a residential area on the south side of Bridlington, this location is particularly appealing. It is conveniently close to the south beach and foreshore, allowing for leisurely strolls by the sea. Additionally, the nearby Belvedere Golf Course and harbour provide excellent recreational options. With easy access to the town centre, residents will find a variety of shops, cafes, and amenities just a short distance away.

This property is not just a house; it is a canvas awaiting your personal touch. Whether you are looking to invest in a family home or a project to make your own, this end terrace house on Richmond Street is a great opportunity.

### Entrance:

Upvc double doors into outer porch. Door into inner hall, upvc double glazed window and central heating radiator.

### Lounge:

13'2" x 12'10" (4.02m x 3.92m)

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

### Sitting room:

12'11" x 11'0" (3.96m x 3.37m)

A rear facing room, period fireplace with cast iron inset and marble surround. Upvc double glazed window and central heating radiator.

### Kitchen/diner:

19'0" x 9'8" (5.81m x 2.97m)

Fitted with a range of base and wall units, composite sink unit, gas boiler, upvc double glazed window and central heating radiator.

### Utility cupboard:

5'2" x 4'7" (1.60m x 1.41m)

Plumbing for washing machine.

### First floor:

A spacious landing, two upvc double glazed windows, central heating radiator and built in storage cupboard with central heating radiator.

### Bedroom:

13'2" x 12'7" (4.02m x 3.85m)

A spacious front facing double room, period fireplace with cast iron inset and wood surround. Upvc double glazed bay window, upvc double glazed window and two central heating radiators.

### Bedroom:

13'3" x 9'3" (4.04m x 2.82m)

A rear facing double room, period cast iron fireplace, upvc double glazed window and central heating radiator.

### Bedroom:

10'0" x 9'4" (3.05m x 2.85m)

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

### Bathroom:

8'9" x 6'7" (2.69m x 2.01m)

Comprises plumbing for a shower and bath, wc, wash hand basin, upvc double glazed window and central heating radiator.

### Second floor:

A spacious landing, velux window, two central heating radiators.

**Bedroom:**

14'7" x 12'7" (4.45m x 3.86m)

A side facing double room, period cast iron fireplace, upvc double glazed window and central heating radiator.

**Bedroom:**

13'1" x 11'2" (4.00m x 3.42m)

A rear facing double room, period cast iron fireplace, velux window and central heating radiator.

**Bedroom:**

11'2" x 9'11" (3.42m x 3.04m)

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

**Bathroom:**

7'1" x 6'9" (2.17m x 2.06m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property and side of the property is a small walled garden.

**Garden:**

To the rear of the property is a walled garden. Pebbled patio to lawn and two small brick outbuildings for storage.

**Notes:**

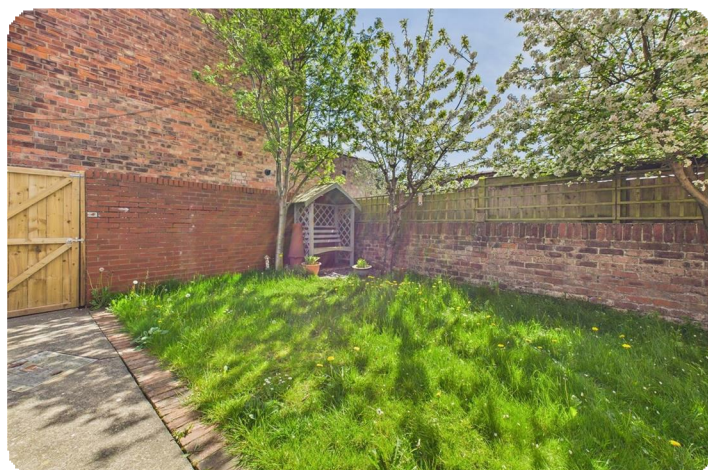
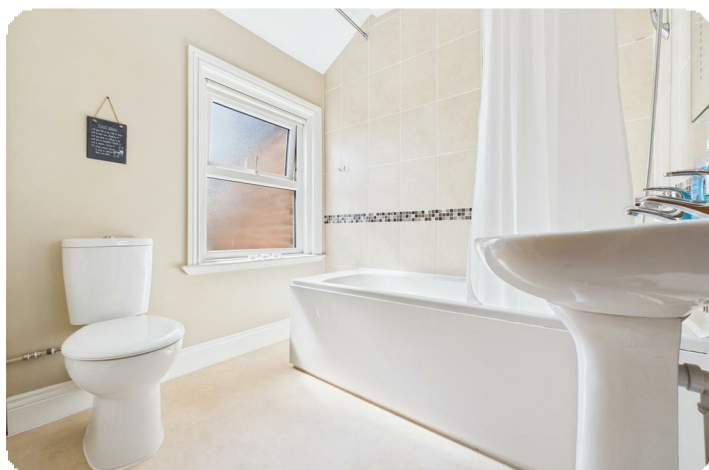
Council tax band: C

**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



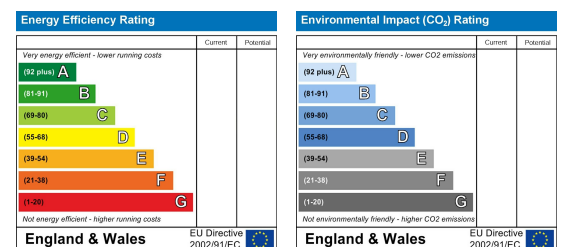
## Floor Plan



## 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.