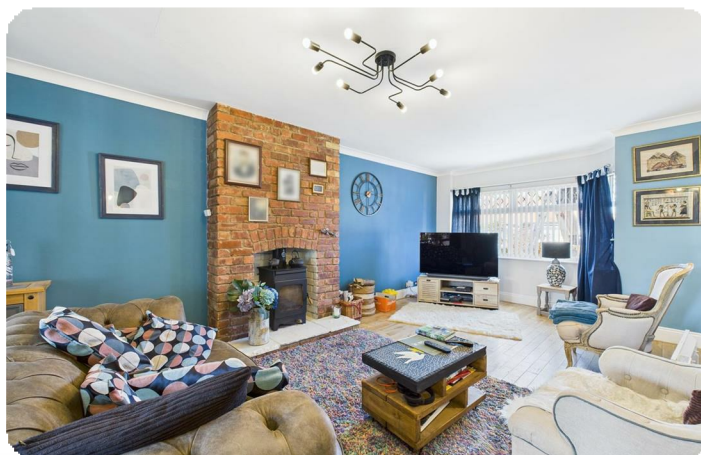
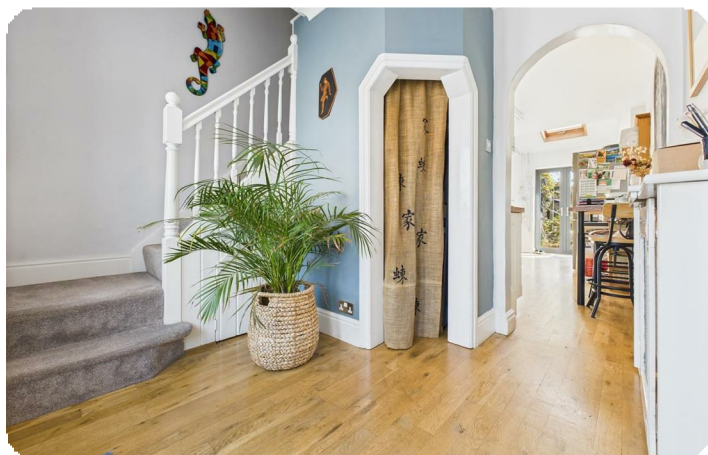




27 Belvedere Road, Bridlington, YO15 3NA

Price Guide £330,000



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Welcome to the desirable Belvedere Road in Bridlington, a beautifully presented semi-detached house.

This property boasts four bedrooms and three well-appointed bathrooms, making it an ideal family home.

The ground floor features two reception rooms, providing ample space for relaxation and entertaining. The extended layout enhances the living experience, allowing for a seamless flow throughout the home.

The established rear garden is a delightful outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

Built in 1941, this property has been thoughtfully maintained and updated, ensuring a modern living experience while retaining its character.

Situated just yards from the stunning south beach and the Belvedere Golf Club. Residents will appreciate the close proximity to the harbour, Bridlington Spa, and the town centre, offering a variety of shops, restaurants, and leisure activities.

For those with vehicles, the property provides ample parking, a valuable feature in this sought-after area.

This property presents a wonderful opportunity for those seeking a well-located family home in Bridlington. With its generous living space, beautiful garden, and proximity to local attractions, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Entrance:

Composite door into inner hall, understairs storage cupboard, oak flooring, upvc double glazed window and central heating radiator.

Lounge:

22'0" x 12'4" (6.71m x 3.78m)

A spacious front facing room, inset log burning stove with feature brick surround, oak flooring, upvc double glazed window, central heating radiator and upvc double glazed patio doors into the dining room.

Dining room:

12'2" x 11'1" (3.71m x 3.39m)

Over looking the garden, tiled floor, two velux windows, central heating radiator and upvc double glazed french doors.

Kitchen:

18'7" x 9'8" (5.68m x 2.96m)

Fitted with a range of modern base and wall units, solid wood worktops, composite sink unit, electric double oven, gas hob with extractor over. Breakfast bar, part wall tiled, space for a fridge/freezer, oak flooring, velux window, central heating radiator and upvc double glazed french doors onto the garden.

Utility:

10'1" x 7'0" (3.09m x 2.15m)

Fitted with a range of base and wall units, Belfast sink unit, plumbing for washing machine and dishwasher. Gas combi boiler fitted in 2023, full wall tiled, oak flooring, upvc double glazed window and upvc double glazed door onto the garden.

Shower room:

6'4" x 2'9" (1.94m x 0.85m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin with vanity unit. Oak flooring, upvc double glazed window and ladder radiator.

First floor:

Access to the loft by drop down ladder.

Bedroom:

12'2" x 10'9" (3.73m x 3.28m)

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

En-suite:

6'5" x 5'1" (1.97m x 1.57m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and heated towel rail.

Bedroom:

12'5" x 10'6" (3.79m x 3.22m)

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

Bedroom:

9'7" x 8'3" (2.94m x 2.53m)

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

Bedroom:

8'2" x 6'8" (2.49m x 2.05m)

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

Bathroom:

6'7" x 5'5" (2.03m x 1.66m)

Comprises a modern suite, free standing Charlotte Edwards bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, floor tiled, illuminated mirror, upvc double glazed window and ladder radiator.

Loft:

14'11" x 9'9" (4.56m x 2.98m)

A fully boarded loft, velux window.

Exterior:

To the front of the property is a walled garden area with shrubs and bushes. Private block paved driveway with ample parking.

Garden:

To the rear of the property is a private established garden. Paved patio with gazebo, slate area, well stocked borders of shrubs and bushes. A timber built shed with power and lighting, Indian sandstone water feature, water point.

Garage:

Electric roller door, power and lighting.

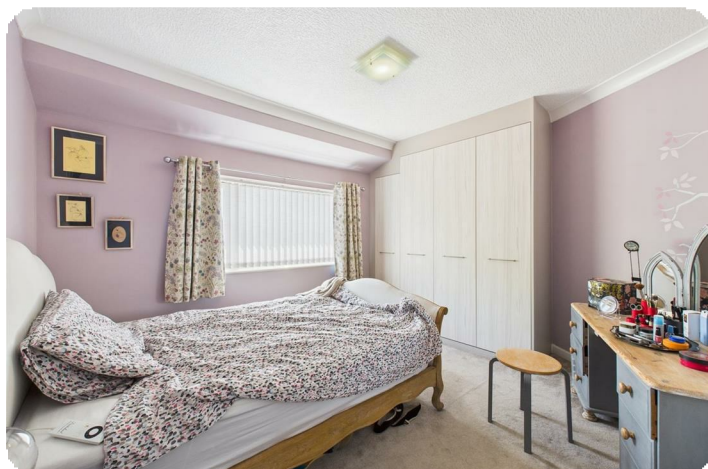
Notes:

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



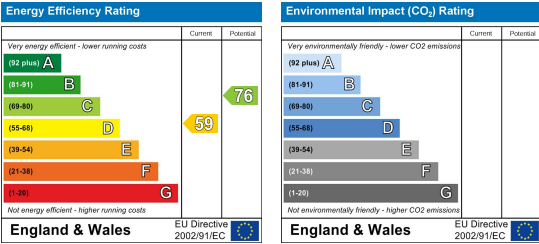
Floor Plan



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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