



**18 Alton Road, Bridlington, YO16 6EX**

**Price Guide £195,000**





# 18 Alton Road

Bridlington, YO16 6EX

## Price Guide £195,000



Welcome to Alton Road in the coastal town of Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and modern home. The property boasts three well-proportioned bedrooms, providing ample space for family living.

Upon entering, you are welcomed into a bright and inviting reception room, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the modern kitchen, which features a central island that seamlessly flows into a dining conservatory. This lovely space overlooks the garden, allowing for a setting to enjoy meals and gatherings with family and friends.

The property also includes a well-appointed bathroom, ensuring convenience for all residents. Outside, the garden offers a retreat, ideal for enjoying the fresh air or hosting summer barbecues.

Additionally the added advantage of solar panels, this home not only promotes energy efficiency but also contributes to lower utility bills.

Don't miss the chance to make this lovely house your new home.

### Entrance:

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

### Wc:

6'5" x 2'8" (1.97m x 0.83m)

Wc, wash hand basin, tiled floor and extractor.

### Lounge:

14'7" x 14'3" (4.47m x 4.36m)

A spacious front facing room, electric fire with brick surround, upvc double glazed window and central heating radiator.

### Kitchen/diner:

23'0" x 11'5" (7.03m x 3.49m)

Fitted with a range of modern base and wall units, central island, one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, tiled floor, understairs storage cupboard integrated fridge/freezer, plumbing for washing machine and dishwasher. Archway into the dining upvc conservatory, tiled floor, central heating radiator and french doors onto the garden.

### First floor:

Central heating radiator, built in storage cupboards and access to loft space.

### Bedroom:

13'11" x 9'6" (4.25m x 2.91m)

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

### Bedroom:

8'3" x 8'0" (2.52m x 2.45m)

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

### Bedroom:

10'11" x 5'11" (3.33m x 1.81m)

A rear facing single room, built in storage cupboard housing gas combi boiler, two upvc double glazed windows and central heating radiator.

### Bathroom:

10'1" x 5'3" (3.08m x 1.61m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and column radiator.

### Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with ample parking leading to the garage. Electric car charging point.

### Garden:

To the rear of the property is a private fenced garden. Lawn, paved patio area, borders of shrubs and bushes.

### Garage:

A brick built garage, up and over door, power and lighting.

### Notes:

Council tax band: B

### 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



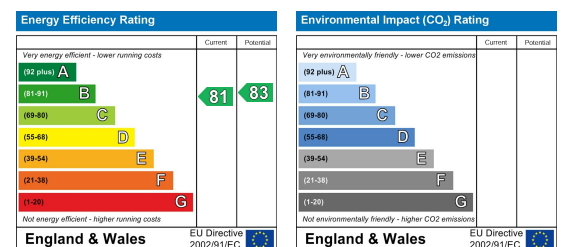
## Floor Plan



## 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](http://www.beltsestateagents.co.uk)

