



**BELT**  
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**3 St Alban Road, Bridlington, YO16 7SS**

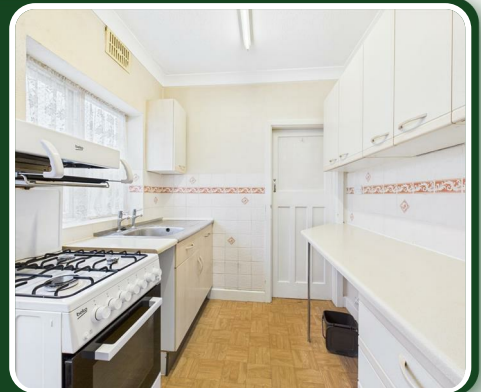
**Price Guide £179,950**



# 3 St Alban Road

Bridlington, YO16 7SS

**Price Guide £179,950**



Welcome to St Alban Road in the coastal town of Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers seeking a home with great potential.

Boasting two reception rooms, this property offers ample space for both relaxation and entertaining. With three bedrooms, it is perfect for families or those looking to create a comfortable living environment.

The house features a kitchen and bathroom that is functional, but is in need of general modernisation, allowing you to put your personal touch on the space.

The south-facing rear garden is a delightful feature, providing a sunny retreat for outdoor activities or simply enjoying the fresh air.

Conveniently located just off Queensgate, this property is within easy reach of local shops, bus routes, and a variety of amenities. Families will appreciate the proximity to primary and secondary schools, a nursery, and a college, making it an ideal location for those with children. Additionally, the beautiful North Beach is only half a mile away, offering a perfect spot for leisurely strolls or seaside fun.

Private parking available, this home combines practicality with potential.

Whether you are looking to invest in your first home or seeking a project to make your own, this property on St Alban Road is a promising choice in a desirable area.

## Entrance:

Upvc double doors into inner porch. Door into inner hall, understairs storage cupboard and central heating radiator.

## Lounge:

14'8" x 11'5" (4.49m x 3.48m)

A front facing room, electric fire in a modern surround, upvc double glazed window and central heating radiator.

## Dining room:

12'0" x 9'8" (3.67m x 2.97m)

A rear facing room, built in storage cupboards, central heating radiator and upvc double glazed door onto the rear garden.

## Kitchen:

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, pantry, understairs storage cupboard and central heating radiator.

## Side porch:

24'4" x 3'6" (7.44m x 1.08m)

Two outbuildings, one used as a utility area with plumbing for a washing machine.

## First floor:

Upvc double glazed window and access to the loft space.

## Bedroom:

11'9" x 11'5" (3.60m x 3.50m)

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

## Bedroom:

12'0" x 9'9" (3.68m x 2.99m)

A rear facing double room, with wardrobes, drawers and housing the gas combi boiler. Upvc double glazed window and central heating radiator.



### Bedroom:

8'5" x 6'10" (2.57m x 2.10m)

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

### Bathroom:

6'3" x 6'3" (1.92m x 1.91m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window, central heating radiator and electric towel rail.

### Exterior:

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

### Garden:

To the rear of the property is a fenced south facing sunny garden. Paved patio to lawn with borders of shrubs and bushes. A greenhouse.

### 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



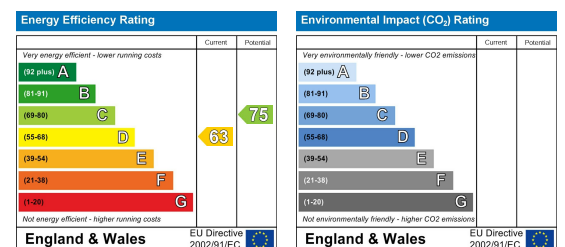
## Floor Plan



## 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.



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