



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



35 Savage Road, Bridlington, YO15 3HW

Price Guide £210,000



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Welcome to Savage Road in the seaside town of Bridlington, this semi-detached house is an ideal family home.

The property boasts two spacious reception rooms, a modern kitchen, three well-proportioned bedrooms and a bathroom.

Built in 1935, this residence has been thoughtfully updated by the current owner, who has replaced the windows and installed a new kitchen. The ground floor has been modernised with fresh plastering, redecoration, and new flooring, creating a welcoming atmosphere for both relaxation and entertaining. While the first floor presents an opportunity for personalisation and further enhancement.

One of the standout features of this property is its location. Situated just 800 yards from the picturesque south foreshore, Spa, and harbour access, residents can easily indulge in the stunning coastal scenery and enjoy local attractions. The house is also conveniently located near the town centre, railway station, supermarkets, and schools, making it an excellent choice for families.

Entrance:

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

Lounge:

14'11" x 12'5" (4.56m x 3.80m)

A front facing room, inset multi fuel burning stove, upvc double glazed window, central heating radiator and double doors into the dining room.

Dining room:

13'8" x 12'4" (4.17m x 3.76m)

A rear facing room, central heating radiator and upvc bay with French doors onto the garden.

Kitchen:

15'11" x 7'4" (4.87m x 2.24m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and hob with extractor over. Integrated dishwasher and fridge. Part wall tiled, floor tiled, gas boiler, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window.

Bedroom:

12'5" x 11'11" (3.81m x 3.65m)

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

Bedroom:

12'5" x 11'8" (3.79m x 3.56m)

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

Bedroom

7'4" x 7'4" (2.26m x 2.24m)

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

Bathroom:

7'3" x 6'2" (2.23m x 1.90m)

Comprises bath with electric shower over, wash hand basin with vanity unit, full wall tiled, built in storage cupboard, upvc double glazed window and central heating radiator.

Wc:

4'3" x 2'7" (1.32m x 0.80m)

Wc, full wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a small walled garden area.
To the side elevation is a private driveway with car port leading to the garage.

Garage:

Up and over door, power and lighting.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn and pebbled area.

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



Ground Floor



Floor 1



Approximate total area[®]
1004 ft²
93.2 m²

(1) Excluding balconies and terraces

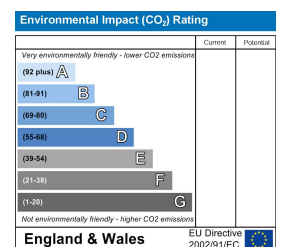
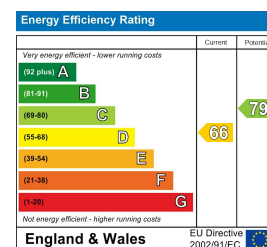
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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