



**23 Fortyfoot, Bridlington, YO16 7SA**

**Price Guide £325,000**

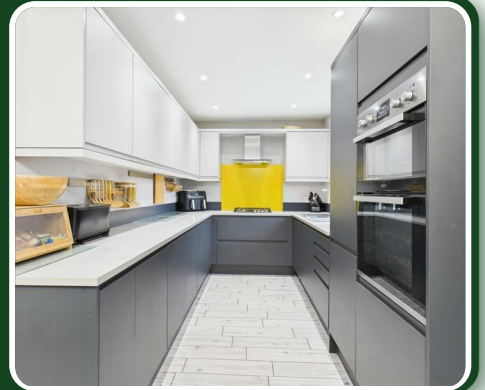




# 23 Fortyfoot

Bridlington, YO16 7SA

## Price Guide £325,000



Welcome to Fortyfoot in the coastal town of Bridlington, this impressive semi-detached house offers a perfect blend of modern living and spacious comfort. The main house boasts an inviting reception room, a spacious kitchen/diner, four well-proportioned bedrooms and three bathrooms, ideal for families seeking ample space. The house has been modernised throughout, ensuring a contemporary feel.

One of the standout features of this property is the thoughtfully designed one-bedroom annexe, which can serve as a guest suite, home office, or even a private space for older children.

Set on a generous plot, the property offers extensive parking, a rare find in this area. The rear garden is a true highlight, featuring an entertaining area and an outdoor kitchen, perfect for hosting summer gatherings or enjoying al fresco dining with family and friends.

Families will appreciate the convenience of being close to local schools, a supermarket, and easy access to the town centre, making daily life a breeze. The stunning north foreshore is just half a mile away, providing opportunities for leisurely walks along the beach and enjoying the beauty of seaside living. This extended semi-detached house must be viewed to fully appreciate all that it has to offer. Whether you are looking for a family home or a property with potential for multi-generational living, this residence is sure to impress.

### Entrance:

Composite door into inner hall, upvc double glazed window, tiled floor, understairs storage cupboard, central heating radiator and staircase to the first floor.

### Lounge:

13'3" x 11'9" (4.06m x 3.60m)

A rear facing room, modern electric wall mounted fire, parquet flooring, upvc double glazed window and central heating radiator.

### Kitchen/diner:

#### Dining area:

19'9" x 9'10" (6.02m x 3.01m)

A double aspect room, fitted with modern base units, composite sink unit, integrated fridge, tiled floor, upvc double glazed window, two central heating radiators and upvc double glazed french doors onto the garden.

### Kitchen:

11'8" x 7'7" (3.56m x 2.32m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric double oven, gas hob with extractor over. Integrated dishwasher, space for a fridge/freezer, tiled floor and upvc double glazed window.

### Utility:

8'2" x 3'11" (2.50m x 1.21m)

Plumbing for washing machine, space for a tumble dryer, floor tiled and upvc double glazed window.

### Shower room:

6'0" x 4'11" (1.85m x 1.52m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Extractor, tiled floor, shower panelling, upvc double glazed window and chrome ladder radiator.

### First floor:

Upvc double glazed window, built in storage cupboard and central heating radiator.

### Bedroom:

11'5" x 9'9" (3.50m x 2.99m)

A rear facing double room, built in shelves and desk. Upvc double glazed window and central heating radiator.

### Bedroom:

10'4" x 8'10" (3.16m x 2.70m)

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

### Bedroom:

8'7" x 7'10" (2.62m x 2.40m)

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

### Bathroom:

7'9" x 5'7" (2.38m x 1.71m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, upvc double glazed window and column radiator.

### Second floor:

Hanging area.

### Bedroom:

13'7" x 8'9" (4.15m x 2.69m)

A rear facing double room, two velux windows and central heating radiator.

**Annexe:**

Upvc double glazed door into inner hall, vertical radiator and staircase to first floor.

**Bathroom:**

5'8" x 4'9" (1.73m x 1.46m)

Comprises a modern suite, bath, wc and wash hand basin with vanity unit. Wall panelling, tiled floor, extractor, upvc double glazed window and vertical radiator.

**First floor:****Lounge:**

16'5" x 8'3" (5.02m x 2.53m)

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

**Kitchen:**

8'0" x 7'5" (2.46m x 2.28m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and hob with extractor over. Upvc double glazed window, integrated microwave and fridge/freezer.

**Bedroom:**

8'0" x 7'7" (2.46m x 2.32m)

A rear facing double room, upvc double glazed window.

**Exterior:**

To the front of the property is a enclosed garden with lawn and borders of

hedges, shrubs and bushes.

Extensive parking area with room for a caravan or motorhome.

**Garden:**

To the rear of the property is an enclosed garden. Paving, artificial lawn, covered gazebo with entertaining area and outdoor kitchen. Three timber built sheds with lighting and electrics.

**Garage:**

Double opening doors, power, lighting and side courtesy door onto the garden.

**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



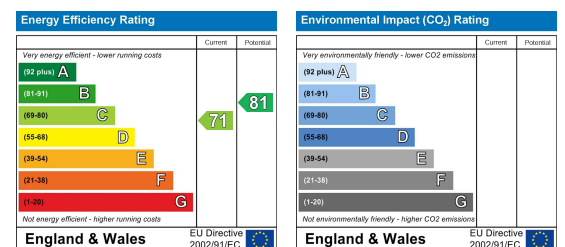
## Floor Plan



## 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)

