



BELT
ESTATE AGENCY

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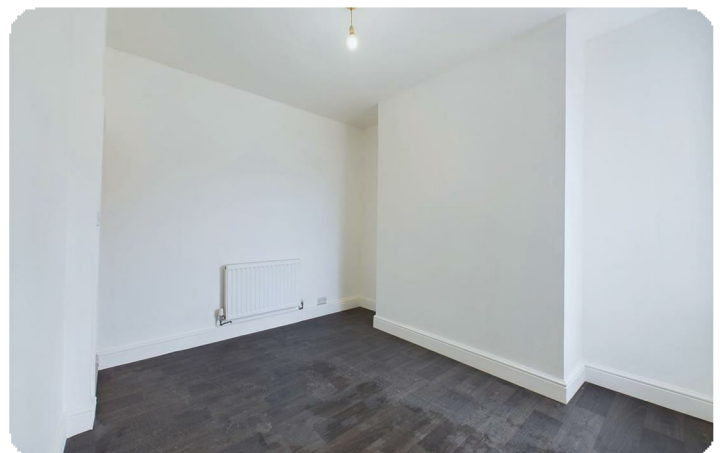
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1 Fairfield Road, Bridlington, YO15 3DP

Price Guide £94,950



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Bridlington, YO15 3DP

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A two bedroom end terrace house, situated close to the harbour, south beach, Spa Royal Hall and access into the town centre.

The property comprises: Ground floor: lounge, dining room and kitchen. First floor: two double rooms and house bathroom. Exterior: rear yard. Upvc double glazing and gas central heating.

This property is sold with tenant in situ.

Entrance:

10'10" x 2'11" (3.32m x 0.91m)

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

11'8" x 10'1" (3.57m x 3.09m)

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

Dining room:

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

Kitchen:

10'3" x 7'2" (3.14m x 2.20m)

Fitted with a range of modern base and wall units, electric oven, electric hob with extractor above, stainless steel sink unit, part wall tiled, floor tiled, plumbing for washing machine, understairs storage cupboard, two upvc double glazed windows and upvc double glazed door onto the yard.

First floor:

Built in storage cupboard, upvc double glazed window.

Bedroom:

13'5" x 11'8" (4.09m x 3.56m)

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

Bedroom:

11'9" x 7'11" (3.59m x 2.43m)

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

Bathroom:

7'8" x 7'7" (2.34m x 2.33m)

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

Exterior:

To the front of the property is a small walled garden. To the rear of the property is a walled yard. Small outbuilding for storage.

Notes:

Council tax band: A

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:

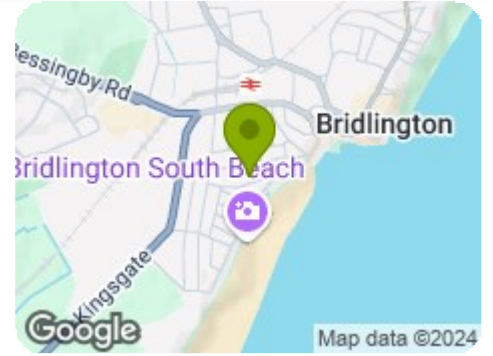
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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





Approximate total area⁽¹⁾
775.61 ft²
72.06 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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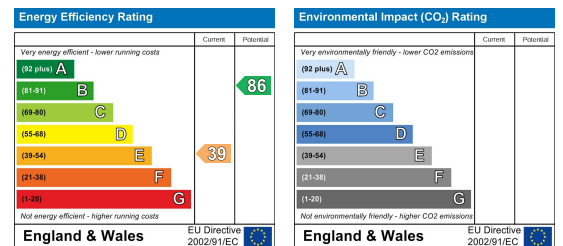
Ground Floor Building 1

Floor 1 Building 1

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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