



**BELT**  
ESTATE AGENCY

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

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**153 Burstall Hill, Bridlington, YO16 7NH**

**Price Guide £179,950**



# 153 Burstall Hill

Bridlington, YO16 7NH

## Price Guide £179,950



Welcome to Burstall Hill in the coastal town of Bridlington. This semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home.

The house features on the ground floor, an inviting reception room, kitchen, conservatory, a utility room and wc.

On the first floor, four well proportioned bedrooms and a modern bathroom. There is ample space for family members or guests.

A notable highlight of this property is the two-storey extension at the rear, which enhances the living space.

Situated within the New Pasture Lane development, just off Scarborough Road, this home is ideally located for families. It is in close proximity to a primary school. Additionally, the old town is nearby, offering a variety of shops and amenities to cater to your daily needs.

Do not miss the chance to make this lovely house your new home.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator and understairs storage cupboard.

### Lounge:

13'1" x 11'8" (4.00m x 3.57m)

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

### Kitchen/diner:

19'7" x 9'4" (5.98m x 2.85m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, gas combi boiler, upvc double glazed window and central heating radiator.

### Utility:

9'10" x 6'6" (3.01m x 2.00m)

Plumbing for washing machine, space for fridge/freezer and tumble dryer. Upvc double glazed window and upvc double glazed door to the side elevation.

### Wc:

9'6", x 2'10" (2.91, x 0.87m)

Wc, wash hand basin with vanity unit, part wall tiled, upvc double glazed window and central heating radiator.

### Upvc conservatory:

8'2" x 7'6" (2.51m x 2.31m)

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

### First floor:

Access to the loft space.

### Bedroom:

9'10" x 9'8" (3.02m x 2.96m)

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

### Bedroom:

9'8" x 9'5" (2.95m x 2.88m )

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

### Bedroom:

11'8" x 6'7" (3.56m x 2.03m)

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

**Bedroom:**

9'6" x 6'4" (2.90m x 1.94m)

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

**Bathroom:**

8'9" x 5'6" (2.67m x 1.70m)

Comprises a modern suite, bath with plumbed shower above, wc and wash hand basin. Part wall tiled, two upvc double glazed windows and chrome ladder radiator.

**Exterior:**

To the front of the property is a open plan garden with lawn.

To the side elevation is a further fenced garden with lawn and gated access to the rear garden.

**Garden:**

To the rear of the property is a private fenced garden with lawn and patio.

Gated access to communal car park.

**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:**

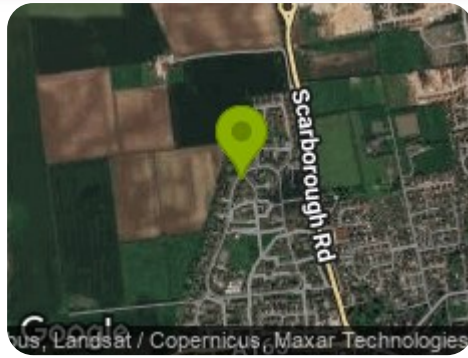
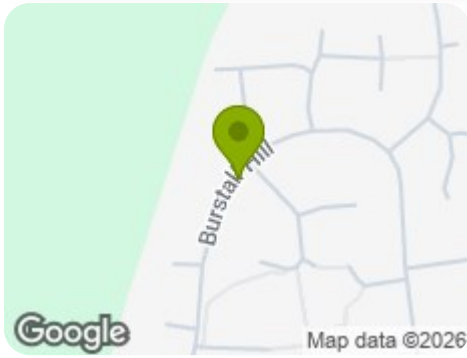
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



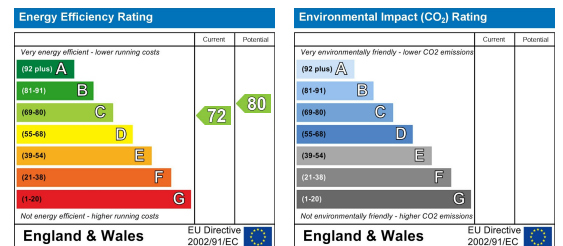
## Floor Plan



## 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

