BELT
ESTATE AGENCY

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11 Elizabeth Close, Bridlington, YO15 3TQ

Offers Over £240,000

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The Property Ombudsman

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11 Elizabeth Close

Bridlington, YO15 3TQ

Offers Over £240,000





A well presented three bedroom detached house located in a sought after area on the south side of Bridlington. Within a convenient distance of the south foreshore, Belvedere Golf course, local schools and access on to the main Bridlington/Hull road.
The property comprises: Ground floor: office, utility/store, lounge, dining room and modern kitchen. First floor: three bedrooms, one modern en-suite and modern bathroom. Exterior: established rear garden and private forecourt for parking. Upvc double glazing and gas central heating. All new upvc windows and doors fitted throughout in 2021 with 8 year guarantee left

Entrance:

Composite door into inner hall, upvc double glazed window.

Office:

10'11" x 8'1" (3.34m x 2.47m)

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

Utility/store:

8'7" x 5'3" (2.63m x 1.62m)

A useful store area with power for a tumble dryer etc.

Lounge:

14'5" x 10'7" (4.40m x 3.24m)

A front facing room, gas fire with granite surround, staircase to first floor, upvc double glazed window and central heating radiator. Archway into:

Dining room:

10'7" x 8'4" (3.23m x 2.56m)

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

Kitchen:

11'10" x 8'9" (3.61m x 2.67m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, floor tiled, gas combi boiler, integrated dishwasher, plumbing for washing machine and upvc double glazed window.

First floor:

Built in storage cupboard, upvc double glazed window and access to a boarded and insulated loft space with drop down ladder fitted 2022.

Bedroom:

14'11" x 9'6" (4.56m x 2.92m)

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

En-suite:

8'5" x 3'11" (2.58m x 1.20m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, stainless steel ladder radiator and upvc double glazed window.

Bedroom:

12'7" x 8'2" (3.85m x 2.51m)

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

Bedroom:

8'2" x 6'11" (2.51m x 2.13m)

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

Bathroom:

8'6" x 5'8" (2.60m x 1.74m)

Comprises a modern suite, Jacuzzi bath with shower attachment, wc, wash hand basin, part wall tiled, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is a pebbled forecourt for parking. Gated access to side of the property

Garden:

To the rear of the property is a established fenced garden over looking the fields. Large decked patio area to lawn with borders of shrubs and bushes. Water point, electric point and two timber built sheds.

Notes:

Council tax band: C
All new upvc windows and doors fitted throughout in 2021 with 6 year guarantee left
Property redecorated through out with new downstairs flooring throughout and new en suite.

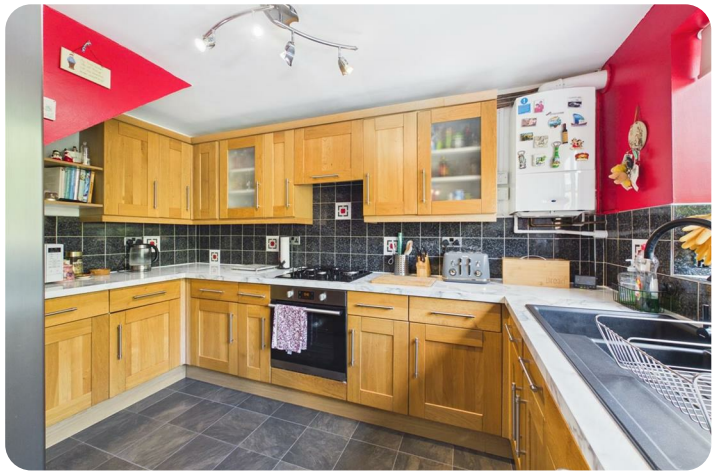
Purchase procedure

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.

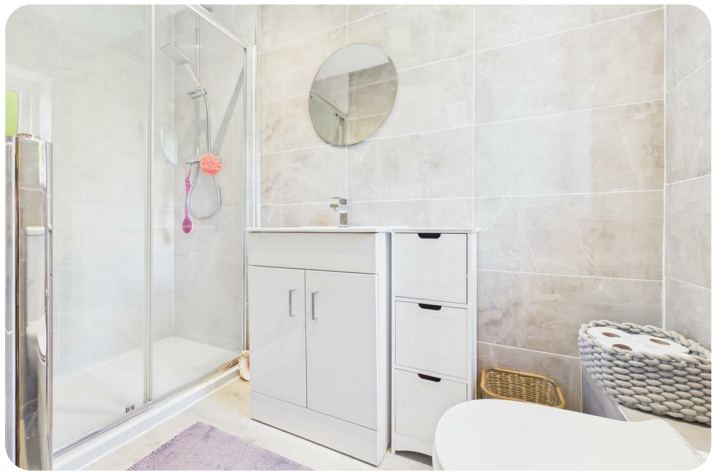
General Notes:

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.





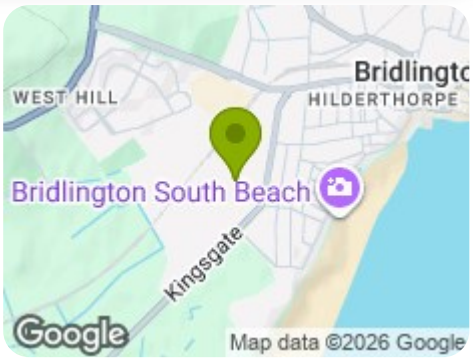




Road Map | Hybrid Map | Terrain Map







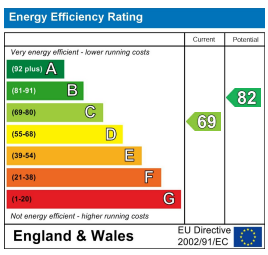
Floor Plan

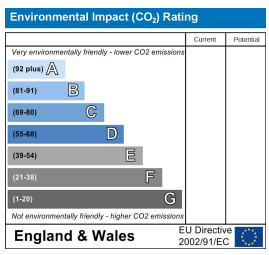


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.