BELT
ESTATE AGENCY

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80 New Burlington Road, Bridlington, YO15 3HU

Price Guide £129,950

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The Property Ombudsman

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A modernised three bedroom mid-terrace house which has been much improved by the current owners with room in the roof insulation and an EPC rating of C. Situated close to the town centre, supermarkets, train station, access to the south beach and harbour. Ideal for first time buyer/family or retirement.
The property comprises: Ground floor: lounge, dining room, modern kitchen and cloakroom. First floor: two double bedrooms. Second floor: a further double bedroom and modern house bathroom. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:
Door into inner lobby, door into inner hall, central heating radiator.

Lounge:
14'0" x 9'9" (4.28m x 2.98m)
A front facing room, new gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Dining room:
12'2" x 11'2" (3.73m x 3.42m)
A rear facing room, modern electric wall mounted fire, built in drawers and shelves. Upvc double glazed window and central heating radiator.

Kitchen:
10'4" x 6'4" (3.16m x 1.95m)
Fitted with a range of modern base and wall units, stainless steel sink unit, space for a cooker, fridge and freezer. Part wall tiled, gas combi boiler, deep under stairs storage cupboard, upvc double glazed window and door onto the yard.

Cloakroom:
6'2" x 4'1" (1.88m x 1.25m)
Wc, wash hand basin, plumbing for washing machine, extractor, upvc double glazed window and central heating radiator.

First floor:
Upvc double glazed window.

Bedroom:
13'8" x 12'1" (4.17m x 3.70m)
A spacious front facing double room, period fireplace, two upvc double glazed window and central heating radiator.

Bedroom:
12'1" x 8'9" (3.69m x 2.67m)
A rear facing double room, upvc double glazed window and central heating radiator.

Second floor:
Velux window.

Bedroom:
13'5" x 12'1" (4.10m x 3.69m)
A spacious front facing double room, apex ceiling, upvc double glazed window and central heating radiator.

Bathroom:

12'2" x 8'9" (3.73m x 2.67m)

Comprises, a modern suite, bath, wc and wash hand basin. Part wall tiled, extractor, velux window and central heating radiator.

Exterior:

To the rear of the property is a walled yard and brick built outbuilding for storage.
Access to a communal garden area.

Notes:

Council tax band: A
The property has an alarm system

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.

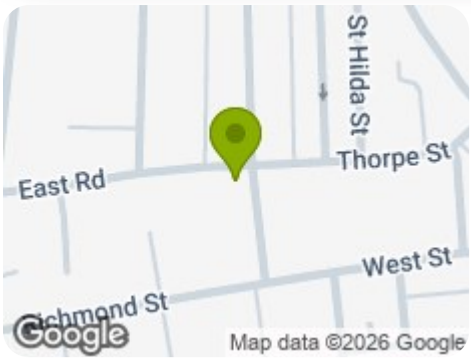








Road Map | Hybrid Map | Terrain Map







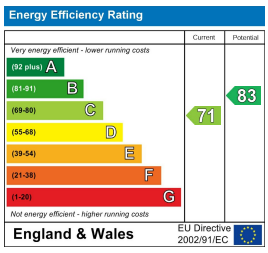
Floor Plan

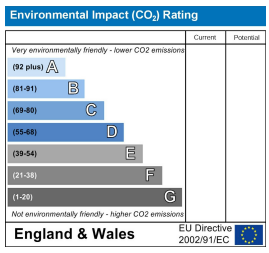


Viewing

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.