



**BELT**  
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**12 Kent Square, Bridlington, YO16 4RS**

**Price Guide £140,000**



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# 12 Kent Square

Bridlington, YO16 4RS

**Price Guide £140,000**



Welcome to Kent Square of Bridlington, this semi-detached house presents an excellent opportunity for those seeking a home with potential. The property boasts two reception rooms and three well-proportioned bedrooms, making it ideal for families or those who enjoy entertaining.

This residence features good-sized rooms that are ready for a new owner to infuse their personal style and creativity. The property is complemented by a beautiful established rear garden, providing an outdoor space perfect for relaxation or gardening enthusiasts.

Located within the West Hill development, this home offers convenient access to local schools, a variety of shops, and a supermarket, bus routes ensuring that all your daily needs are within easy reach.

With no ongoing chain, this property is ready for you to move in and make it your own.

Whether you are a first-time buyer or looking to invest, this house is a wonderful canvas awaiting your personal touch.

## **Entrance:**

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

## **Lounge:**

16'9" x 9'6" (5.13m x 2.92m)

A double aspect room, gas fire with marble inset and wood surround. Two upvc double glazed windows and two central heating radiator.

## **Dining room:**

11'1" x 10'6" (3.39m x 3.22m)

A front facing room, gas fire with marble inset and wood surround, Upvc double glazed window and central heating radiator.

## **Kitchen:**

14'2" x 5'4" (4.34m x 1.65m)

Fitted with a range of base units, stainless steel sink unit, part wall tiled, plumbing for washing machine, space for cooker and space for fridge/freezer. Understairs storage cupboard, gas boiler, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

## **First floor:**

Built in storage cupboard, upvc double glazed window, central heating radiator and access to part boarded loft space.

## **Bedroom:**

11'1" x 11'0" (3.40m x 3.36m)

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

## **Bedroom:**

12'3" x 8'3" (3.75m x 2.53m)

A front facing double room, built in wardrobe. Two upvc double glazed windows and central heating radiator.

## **Bedroom:**

9'4" x 5'11" (2.87m x 1.81m)

A rear facing single room, two built in storage cupboards, one housing hot water store, upvc double glazed window and central heating radiator.

## **Bathroom:**

5'8" x 4'7" (1.73m x 1.41m)

Comprises bath with electric shower over and wash hand

basin. Part wall tiled, upvc double glazed window and central heating radiator.

**Wc:**

5'7" x 2'7" (1.72m x 0.81m)

Wc, upvc double glazed window.

**Exterior:**

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

**Garden:**

To the rear of the property is a generous garden offering a ideal outdoor space. Patio leads to lawn bordered by mature shrubs and bushes. The garden also benefits from a greenhouse, two brick-built outbuildings complete with power and lighting, ideal 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:**

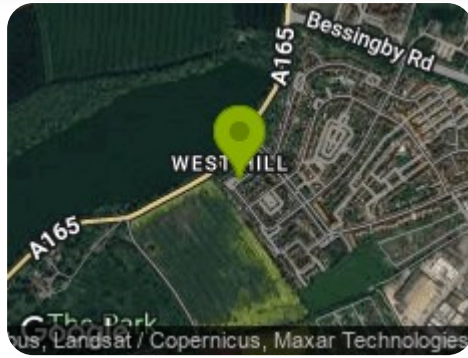
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



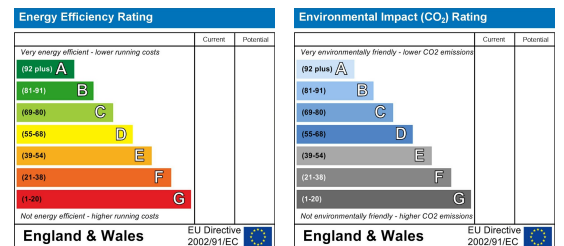
## Floor Plan



## 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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