



**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)



**1 George Street, Bridlington, YO15 3PG**

**Price Guide £90,000**



# 1 George Street

Bridlington, YO15 3PG

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Welcome to George Street in the coastal town of Bridlington, this first-floor apartment presents an excellent opportunity for both a permanent residence and a second home. With two well-proportioned bedrooms and a comfortable reception room, the layout is both practical and inviting, perfect for relaxing after a day spent exploring the local area.

The property boasts a prime location, just a short stroll from the stunning South Beach, where you can enjoy leisurely walks along the shore towards the harbour and town centre.

Convenience is key, as local amenities are readily accessible. For those who enjoy a round of golf will find the Bridlington Golf Club just a stone's throw away. Additionally, a supermarket is within easy reach, ensuring that daily necessities are never far from hand.

This apartment is an ideal choice for anyone seeking a retreat by the sea. Whether you are looking to invest in a holiday home or seeking a permanent residence this property is sure to meet your needs.

## **Entrance:**

Door into inner lobby, staircase to first floor landing. Two built in storage cupboards and access by drop down ladder to a vast storage attic which is completely boarded out (walls and floor) which benefits natural light from a velux window

## **Kitchen:**

10'2" x 9'10" (3.12m x 3.00m)

Fitted with a range of base and wall units, stainless steel

sink unit, part wall tiled, built in storage cupboard housing gas combi boiler, plumbing for washing machine, upvc double glazed window and central heating radiator.

## **Lounge:**

13'2" x 10'9" (4.03m x 3.30m)

A spacious front facing room, electric fire with marble inset and wooden surround. Upvc double glazed window and two central heating radiators.

## **Bedroom:**

12'5" x 10'2" (3.79m x 3.12m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

## **Bedroom:**

9'6" x 6'3" (2.90m x 1.92m)

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

## **Bathroom:**

6'1" x 6'0" (1.87m x 1.83m)

Comprises shower cubicle with plumbed in shower, wash hand basin with vanity unit, part wall tiled, upvc double glazed window and central heating radiator.

## **Wc:**

5'1" x 2'7" (1.57m x 0.79m)

Wc, full wall tiled and upvc double glazed window.

## Notes:

Council tax band: A

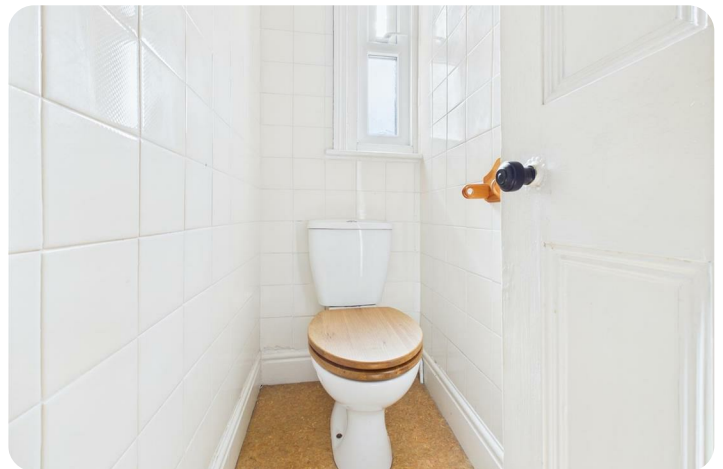
## Purchase procedure

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

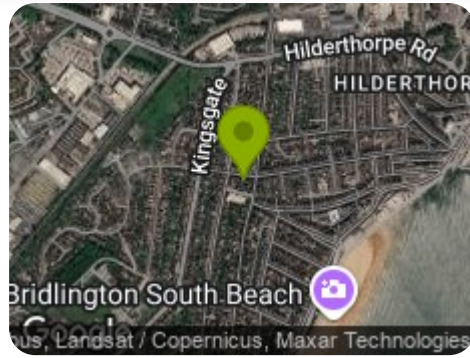
before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



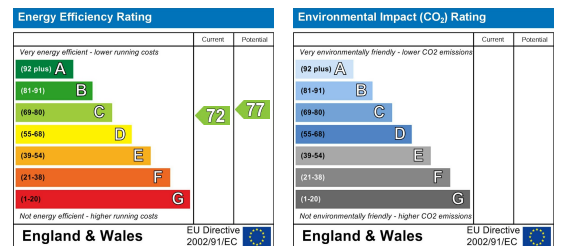
Floor Plan



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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