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**30 Shaftesbury Road, Bridlington, YO15 3NH**

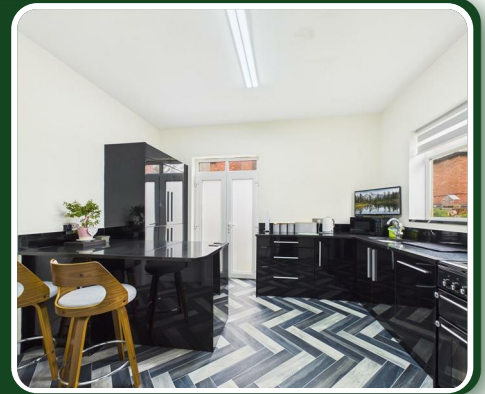
**Price Guide £389,950**



# 30 Shaftesbury Road

Bridlington, YO15 3NH

## Price Guide £389,950



Welcome to Shaftesbury Road in the coastal town of Bridlington. This substantial detached family home is a true gem that must be viewed to be fully appreciated. Boasting five spacious bedrooms and three inviting reception rooms, this property offers ample space for family living and entertaining. The home retains many charming period features, including elegant fireplaces and stunning stained glass windows, which add character and warmth to the living spaces.

Situated in a prime residential area on the south side of Bridlington. This property is ideally located close to local schools, shops, and bus routes, making it perfect for families. The beautiful south beach and foreshore are just a short stroll away, providing an excellent opportunity for leisurely walks and seaside enjoyment. Additionally, Bridlington golf course is nearby for those who enjoy a round of golf, and easy access into town ensures that all amenities are within reach.

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

### Entrance:

Upvc double glazed door into inner porch. Door into a spacious inner hall, understairs storage cupboard, two upvc double glazed windows, stained glass window and central heating radiator.

### Lounge:

15'11" x 14'11" (4.87m x 4.56m)

A spacious front facing room, open fire with period cast iron inset and wood surround. Stained glass window, upvc double glazed bay window and central heating radiator.

### Sitting room:

14'6" x 13'4" (4.44m x 4.07m)

A spacious rear facing room, gas fire with period tiled inset and wood surround. Upvc double glazed window and central heating radiator.

### Dining room:

12'10" x 11'4" (3.93m x 3.47m)

A rear facing room, central heating radiator, period fireplace with brick inset and wood surround.

### Kitchen:

12'6" x 11'4" (3.82m x 3.46m)

Fitted with a range of modern base and wall units, inset one and a half sink unit, Quartz worktops, extractor, integrated dishwasher, fridge and freezer. Upvc double glazed window and upvc double glazed door onto the garden.

### Utility:

6'5" x 6'3" (1.96m x 1.93m)

Plumbing for washing machine, space for a tumble dryer, gas combi boiler, upvc double glazed window and upvc double glazed door onto the garden.

### Wc:

5'5" x 2'9" (1.67m x 0.86m)

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

### First floor:

A spacious landing, upvc double glazed window and central heating radiator.

### Bedroom:

15'9" x 14'7" (4.82m x 4.47m)

A spacious front facing double room, period fireplace with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

### Bedroom:

14'7" x 13'4" (4.45m x 4.08m)

A spacious rear facing double room, period fireplace with wood surround, upvc double glazed window and central heating radiator.

### Bedroom:

13'0" x 11'5" (3.98m x 3.48m)

A rear facing double room, cast iron period fireplace, upvc double glazed window and central heating radiator.

### Bedroom:

17'4" x 9'0" (5.29m x 2.75m)

A front facing double room, built in wardrobes and drawers. Upvc double glazed window, two central heating radiators and staircase to the loft room.

### En-suite:

9'6" x 6'5" (2.92m x 1.96m)

Comprises a modern suite, bath with shower attachment, shower cabin, wc and wash hand basin. Part wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

### Loft room:

17'5" x 9'4" (5.31m x 2.86m)

Two velux windows and central heating radiator.

**Bedroom:**

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

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

**Bathroom:**

7'3" x 6'1" (2.21m x 1.87m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Wall panelling, extractor, built in storage cupboard and chrome ladder radiator.

**Exterior:**

To the front of the property is a walled garden area with lawn and private driveway with ample parking leading to the garage.

**Garden:**

To the rear of the property is a walled garden, paved patio to lawn

**Garage:**

18'3" x 9'6" (5.57m x 2.92m )

Electric door, power and lighting.

**Notes:**

Council tax band: E

**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



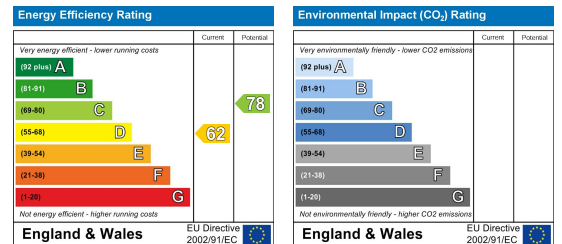
## Floor Plan



## 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.