



**16 Roundhay Road, Bridlington, YO15 3JY**

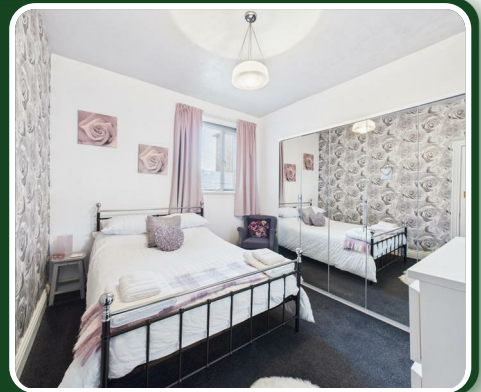
**Price Guide £260,000**



# 16 Roundhay Road

Bridlington, YO15 3JY

## Price Guide £260,000



Welcome to Roundhay Road in the seaside town of Bridlington, this mid-terrace house presents an exceptional opportunity for families seeking a spacious and modern home.

With five well-proportioned bedrooms and two reception rooms, this property is designed to accommodate the needs of larger families or those wishing to host guests comfortably.

The home has been thoughtfully modernised in recent years, ensuring that it meets contemporary standards while retaining its character. The two bathrooms add convenience for busy households, and the utility room provides additional practicality. This layout is particularly suited for multi-generational living or for teenagers who desire their own space.

One of the standout features of this property is its proximity to Bridlington's award-winning south beach, which is just a short stroll away. Residents will also appreciate the distant sea views that enhance the coastal charm of the home. Local schools and amenities are within easy reach, making it an ideal location for families. The harbour and town centre are approximately a quarter of a mile away, offering a variety of shops and restaurants.

For those with vehicles, the property includes parking for two cars, a valuable asset in this popular area.

### Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard and central heating radiator.

### Lounge/diner:

#### Lounge:

26'6" x 10'3" (8.09m x 3.13m)

A front facing room with distant sea view, open fire with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator. Archway into the dining room.

#### Dining room:

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

#### Kitchen:

11'8" x 9'6" (3.56m x 2.90m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with stainless steel extractor over. Part wall tiled, floor tiled, integrated tumble dryer, gas boiler, space for fridge/freezer, upvc double glazed window and central heating radiator.

### Utility:

10'2" x 9'7" (3.10m x 2.93m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, plumbing for washing machine, space for fridge/freezer, floor tiled, central heating radiator and upvc double glazed door onto the rear courtyard.

### Wc:

4'1" x 2'8" (1.26m x 0.83m)

Wc, part wall tiled, upvc double glazed window and central heating radiator.

### First floor:

10'10" x 5'6" (3.32m x 1.69m)

Central heating radiator.

### Bedroom:

16'10" x 11'7" (5.14m x 3.55m)

A spacious front facing double room with distant sea view, electric fire with marble inset and wood surround. Upvc double glazed bay window, upvc double glazed window, and three vertical radiators.

### Bedroom:

11'5" x 10'4" (3.50m x 3.17m)

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

### Bathroom:

13'0" x 8'4" (3.97m x 2.55m)

Comprises a modern suite, corner bath with shower attachment, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, cast iron fireplace, built in storage cupboard, two upvc double glazed windows and two central heating radiators.

### Wc:

3'10" x 2'11" (1.18m x 0.90m)

Wc, wash hand basin and upvc double glazed window.

### Second floor:

10'5" x 5'8" (3.19m x 1.73m)

Velux window and central heating radiator.

**Bedroom:**

15'3" x 11'9" (4.66m x 3.60m)

A front facing double room with distant sea view, upvc double glazed window and central heating radiator.

**Bedroom:**

10'4" x 10'4" (3.15m x 3.17m)

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

**Bedroom:**

8'3" x 6'11" (2.54m x 2.12m)

A rear facing single room, built in storage cupboard, upvc double glazed window and central heating radiator.

**Bathroom:**

5'9" x 5'5" (1.76m x 1.67m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, velux window and central heating radiator.

**Wc:**

3'7" x 2'10" (1.10m x 0.88m)

Wc, wash hand basin, part wall tiled and velux window.

**Exterior:**

To the front of the property is a private parking area.

To the rear of the property is a walled courtyard and access to the garage/workshop.

**Garage/workshop:**

18'11" x 16'4" (5.78m x 5.00m)

Electric door, power and lighting, log burner.

**Notes:**

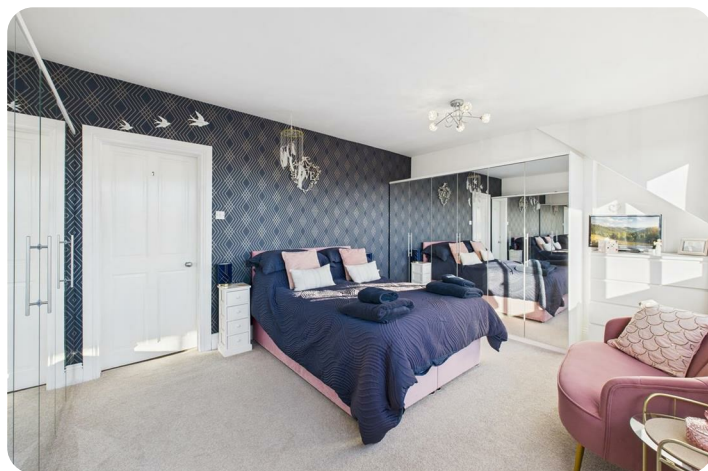
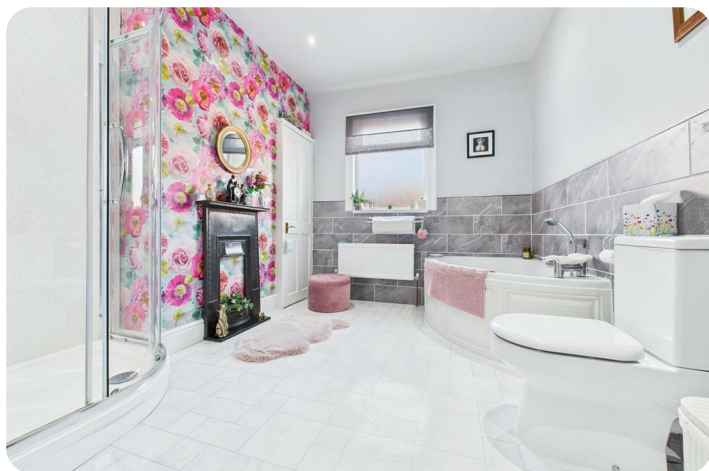
Council tax band: C

**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



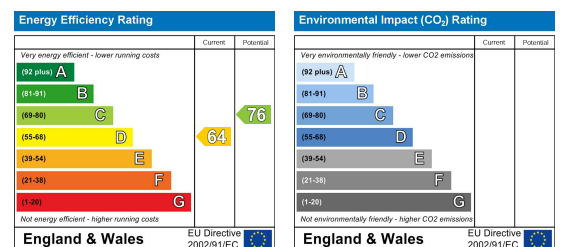
## Floor Plan



## 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.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

