



**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)



**42 Shaftesbury Road, Bridlington, YO15 3PP**

**Price Guide £205,000**



# 42 Shaftesbury Road

Bridlington, YO15 3PP

## Price Guide £205,000



Welcome to Shaftesbury Road in the coastal town of Bridlington, this semi-detached bungalow presents a rare opportunity for those seeking a comfortable and convenient lifestyle. The property boasts two well-proportioned reception rooms, two inviting bedrooms, and a modern bathroom, making it an ideal choice for downsizers.

The bungalow is in good condition throughout, allowing for a seamless transition into your new home. Its prime location on the south side of Bridlington places you just off Kingsgate, providing easy access to local shops, bus routes, and the stunning south beach and foreshore. For golf enthusiasts, Bridlington Golf Course is also nearby.

With no ongoing chain, this bungalow is ready for you to move in and make it your own. Whether you are looking to downsize or simply seeking a peaceful retreat in a coastal town, this property is not to be missed.

### Entrance:

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

### Lounge:

13'9" x 11'3" (4.21m x 3.44m)

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

### Dining room:

13'11" x 10'9" (4.25m x 3.28m)

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

### Kitchen/diner:

14'2" x 7'7" (4.34m x 2.32m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, part wall tiled, plumbing for washing machine, extractor, four upvc double glazed windows and upvc double glazed door to the side elevation.

### Bedroom:

13'8" x 10'3" (4.18m x 3.13m)

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

### Bedroom:

9'7" x 8'9" (2.94m x 2.69m)

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

### Bathroom:

7'0" x 6'2" (2.14m x 1.89m)

Comprises walk in shower with plumbed in shower, wc, wash hand basin, full wall tiled, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a walled pebbled garden with shrubs and bushes.

To the side elevation is a private driveway for parking leading to the garage.

### **Garden:**

To the rear of the property is a fenced garden. Decked patio, paved and pebbled areas, borders of shrubs and bushes. A greenhouse and water point.

### **Garage:**

Up and over door, power and lighting.

### **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.



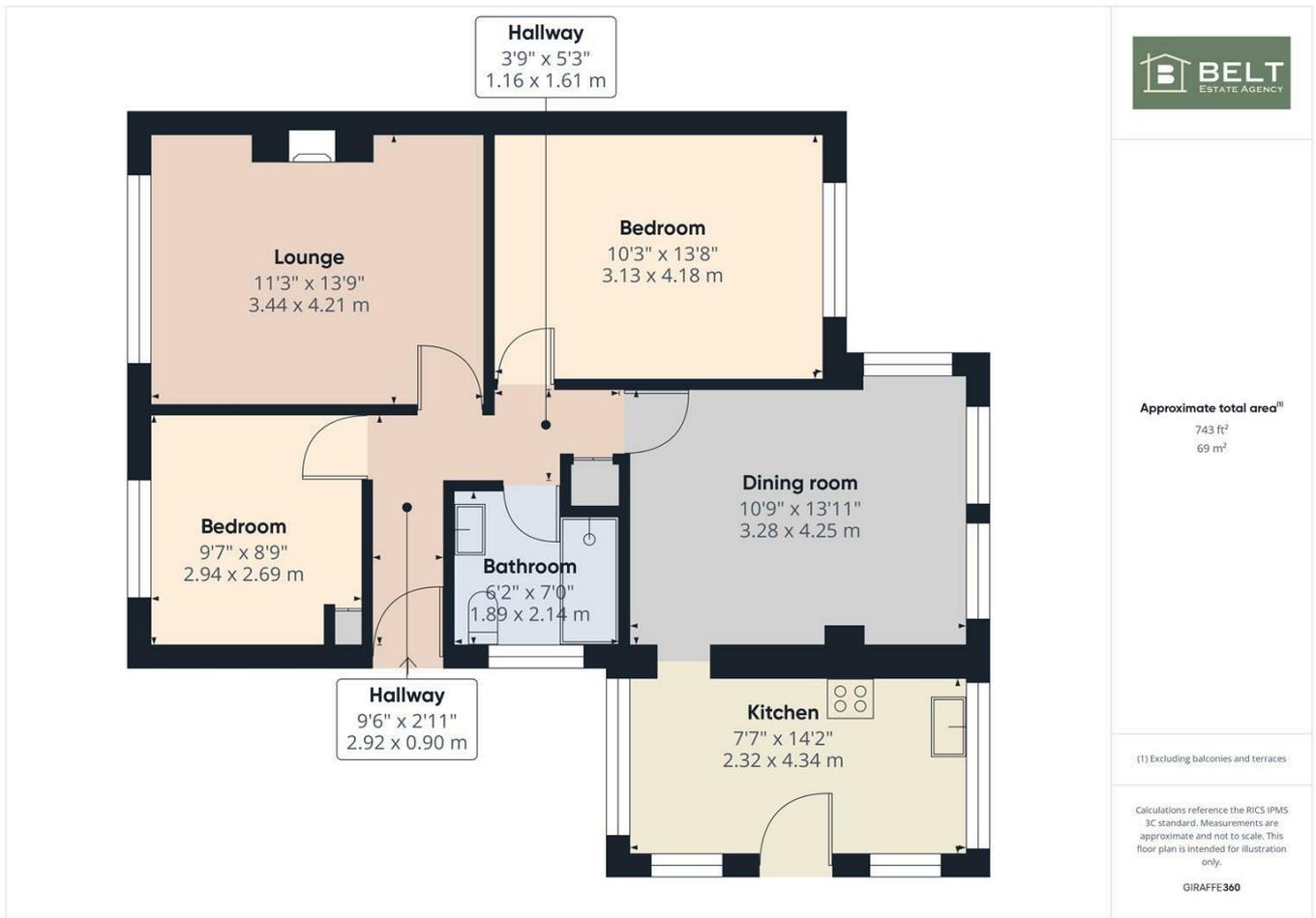
Road Map

Hybrid Map

Terrain Map



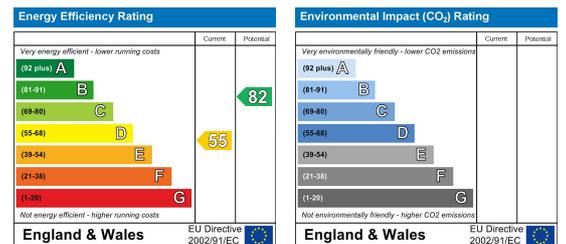
### Floor Plan



### 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.beltstateagents.co.uk](http://www.beltstateagents.co.uk)

