



**BELT**  
ESTATE AGENCY

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**28 St Hilda Street, Bridlington, YO15 3EE**

**Price Guide £150,000**



# 28 St Hilda Street

Bridlington, YO15 3EE

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Welcome to St Hilda Street in the coastal town of Bridlington, this spacious four-bedroom, three-storey mid-terraced house presents an ideal family home.

With two inviting reception rooms, this property offers ample space for both relaxation and entertaining, making it perfect for family gatherings or quiet evenings in.

The house is conveniently located just 500 yards from the harbour and the South Beach. Additionally, the town centre, with its array of shops and amenities, is within easy reach, ensuring that daily conveniences are never far away. The nearby railway station provides transport links.

With its central location and generous living space, it is sure to appeal to families seeking both comfort and convenience.

## Entrance:

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

## Lounge:

11'2" x 10'9" (3.42m x 3.29m)

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

## Dining room:

10'10" x 8'8" (3.31m x 2.65m)

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

## Kitchen:

14'5" x 7'8" (4.41m x 2.34m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, space for fridge/freezer, plumbing for dishwasher, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear yard.

## Wc/utility:

7'0" x 5'1" (2.15m x 1.55m)

Stainless steel sink unit, plumbing for washing machine, space for a tumble dryer, wc, extractor, upvc double glazed window and central heating radiator.

## First floor:

A spacious landing.

## Bedroom:

15'0" x 10'11" (4.59m x 3.34m)

A spacious front facing double room, two upvc double glazed windows and central heating radiator.

## Bedroom:

10'11" x 10'4" (3.35m x 3.17m)

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

## Bathroom:

9'4" x 7'10" (2.86m x 2.40m)

Comprises walk in shower with plumbed shower, wash hand basin, part wall tiled, large built in storage cupboard housing gas combi boiler, extractor, upvc double glazed window and central heating radiator.

## Wc:

3'11" x 2'6" (1.20m x 0.78m)

Wc, wash hand basin and upvc double glazed window.

## Second floor:

7'0" x 2'6" (2.14m x 0.78m)

Velux window.

### Bedroom:

14'10" x 10'9" (4.53m x 3.30m)

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

### Bedroom:

10'11" x 9'3" (3.35m x 2.83m )

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

### Exterior:

To the rear of the property is a walled yard.

### Notes:

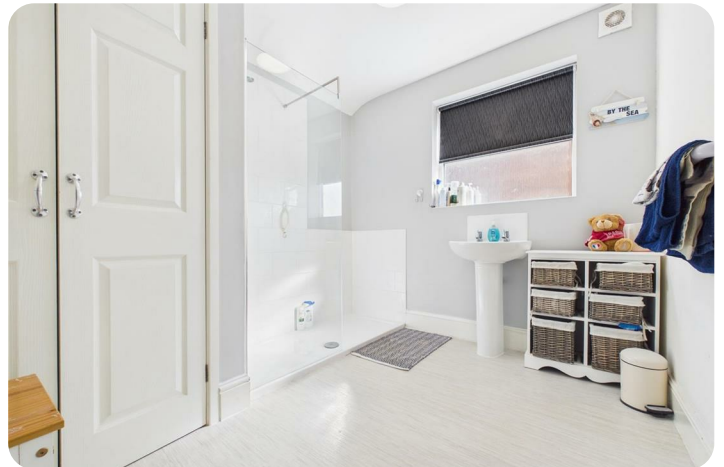
Council tax band B

### 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



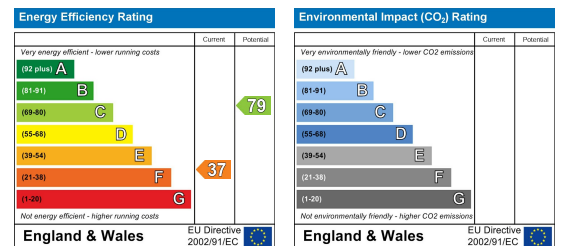
## Floor Plan



## 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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