BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk



56 George Street, Bridlington, YO15 3PS

Price Guide £213,950

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The Property Ombudsman

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Bridlington, YO15 3PS

Price Guide £213,950





Welcome to a prime location on the south side of Bridlington. This semi-detached house on George Street presents an ideal family home.

The property features, solid oak flooring that flows throughout the ground floor, two spacious reception rooms plus a sun room, offering ample space for both relaxation and entertaining. A kitchen, three well-proportioned bedrooms and a bathroom that is conveniently located to serve the household's needs.

This property presents an exciting opportunity for those looking to expand their living space. Subject to the relevant planning permissions, there is potential to develop the house further to the side and/or rear, allowing you to create your dream home tailored to your needs.

Located just a short stroll away, you will discover the stunning south beach and the picturesque harbour, perfect for leisurely walks and a variety of seaside activities. Families will appreciate the short walking distance to two excellent primary schools, making the morning school run a breeze. A supermarket, and the Bridlington Golf Club, are all within easy reach, making this an excellent choice.

With its ideal location and family-friendly layout, it is a wonderful opportunity for anyone looking to settle in Bridlington. Don't miss the chance to make this home your own. No ongoing chain.

Entrance:

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

Lounge:

16'7" x 9'8" (5.08m x 2.95m)

A spacious double aspect room, gas fire with a marble surround, oak flooring, upvc double glazed window, two central heating radiators and upvc double glazed patio doors onto the garden.

Dining room:

10'0" x 9'6" (3.06m x 2.91m)

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

Kitchen:

15'11" x 4'9" (4.87m x 1.45m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob. Plumbing for washing machine, built in storage cupboards, part wall tiled, oak flooring, upvc double glazed window, single glazed window and central heating radiator.

Sun room:

10'0" x 8'7" (3.05m x 2.63m)

Over looking the garden, built in storage cupboard housing gas boiler, bar area, double doors and upvc double glazed door.

First floor:

Upvc double glazed window and built in storage cupboard housing hot water store.

Bedroom:

14'4" x 9'8" (4.39m x 2.96m)

A spacious front facing double room, built in wardrobe, upvc double glazed window and central heating radiator.

Bedroom:

12'4" x 9'8" (3.77m x 2.95m)

A spacious front facing double room, built in wardrobe, upvc double glazed window and central heating radiator.

Bedroom:

11'0" x 6'7" (3.37m x 2.03m)

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

Bathroom:

5'5" x 5'3" (1.66m x 1.62m)

Comprises "P" shaped bath with plumbed in shower over, wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Wc:

4'3" x 2'6" (1.30m x 0.78m)

Wc, floor tiled and upvc double glazed window.

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a good size fenced garden. Paved patio to lawn with borders of mature hedges, shrubs and bushes. A timber built shed and greenhouse.

Notes:

Council tax band B
NO ongoing chain

Purchase procedure

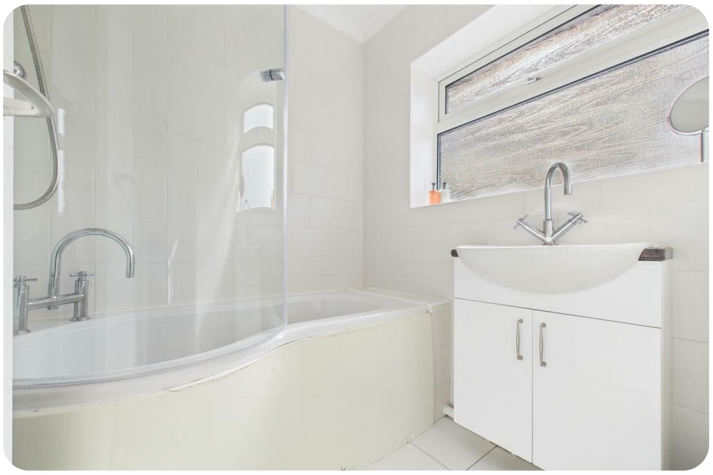
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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







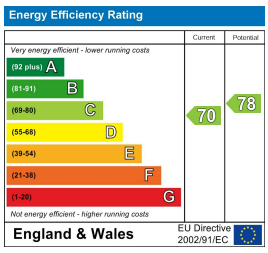
Floor Plan

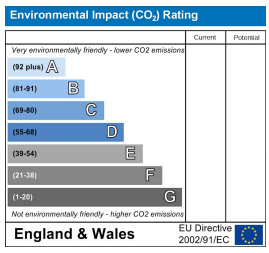


Viewing

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





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