



BELT
ESTATE AGENCY

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45 Gypsey Road, Bridlington, YO16 4AD

Price Guide £99,950



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A three bedroom end of terrace house located near Bridlington's Old Town with a mixture of local shops, galleries, restaurant/inns and curio shops. Also convenient for local schools and bus routes. Ideal for first time buyer/family or investment.

The property comprises: Ground floor: wc, kitchen/diner and lounge. First floor: three bedrooms and bathroom. Exterior: gardens, private driveway for parking. Upvc double glazing and gas central heating.

Entrance:

Door into inner lobby, tiled floor. Upvc double glazed door into inner hall, tiled floor and understairs storage cupboard.

Wc:

7'3" 2'9" (2.23m 0.84m)

Wc, wash hand basin, tiled floor, upvc double glazed window and central heating radiator.

Kitchen/diner:

12'11" x 10'9" (3.95m x 3.30m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, plumbing for washing machine, part wall tiled, floor tiled, upvc double glazed window and central heating radiator.

Lounge:

13'9" x 13'0" (4.20m x 3.97m)

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

Rear hall:

Central heating radiator and upvc double glazed door onto the garden.

First floor:

Central heating radiator and built in storage cupboard.

Bedroom:

13'2" x 9'10" (4.02m x 3.02m)

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

Bedroom:

10'11" x 9'11" (3.33m x 3.04m)

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

Bedroom:

9'1" x 6'7" (2.77m x 2.02m)

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

Bathroom:

6'7" x 5'6" (2.01m x 1.68m)

Comprises bath with electric shower over, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn, small brick built outbuilding for storage and private driveway for parking.

Garden:

To the rear of the property is a fenced enclosed garden, paved patio to lawn.

Notes:

Council tax band: A

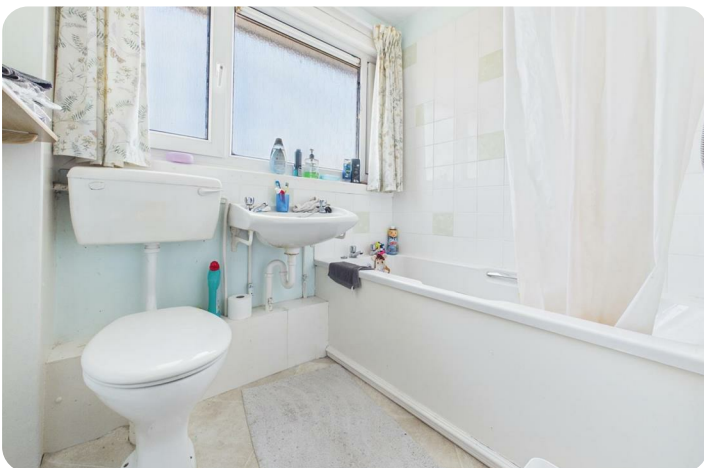
Purchase procedure

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

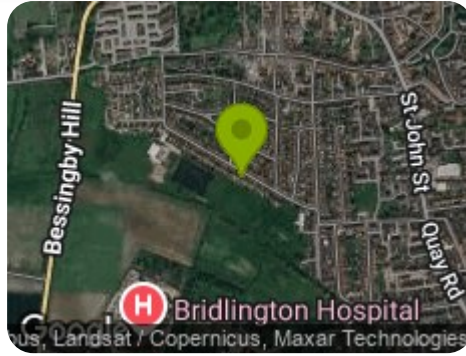
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result 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



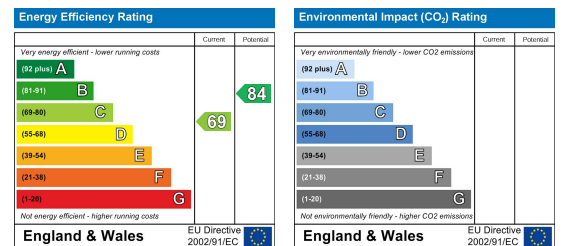
Floor Plan



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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