



**42 High Street, Bridlington, YO16 4PX**

**Price Guide £185,000**





# 42 High Street

Bridlington, YO16 4PX

## Price Guide £185,000



Welcome to the heart of Bridlington's old town, this beautifully renovated cottage on the historic High Street offers period charm.

As you step inside, you will be greeted by an array of period features that have been lovingly preserved, showcasing the cottage's rich history. The attention to detail throughout the home is remarkable, creating a warm and welcoming atmosphere that is sure to impress. The High Street is alive with character, boasting a mixture of curio shops, delightful restaurants, and art galleries, all set against a backdrop of stunning Georgian architecture. With no ongoing chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a retreat, this cottage offers a wonderful opportunity to embrace the character and charm of Bridlington's historic High Street.

### Entrance:

Door into:

### Lounge:

12'9" x 11'9" (3.91m x 3.60m)

A front facing room, exposed beams, open fireplace, built in cabinet, timber framed bow window, oak flooring and cast iron column radiator.

### Kitchen/diner:

12'2" x 9'2" (3.73m x 2.81m )

Fitted with base units, tiled worktops, Belfast sink unit, space for a cooker and fridge. Part wall tiled, extractor, pantry with gas combi boiler, oak flooring, exposed

beams, timber framed sliding window and cast iron column radiator.

### First floor:

Cast iron column radiator and stripped floor boards.

### Bedroom:

11'10" 10'11" (3.61m 3.33m)

A front facing double room, open fireplace, stripped floor boards, built in wardrobe, central heating radiator, timber framed window with period shutter blinds and window seat.

### Bathroom:

11'7" x 5'6" (3.55m x 1.70m)

Comprises bath with shower attachment, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, exposed beams, deep built in storage cupboard, timber framed sliding window and cast iron radiator.

### Second floor:

### Bedroom:

20'11" x 11'4" (6.39m x 3.46m)

A spacious front facing room with apex ceiling and exposed beams. Oak flooring, timber framed window with period shutter blinds and cast iron column radiator.

### Exterior:

To the rear of the property is a gated courtyard.

## 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.

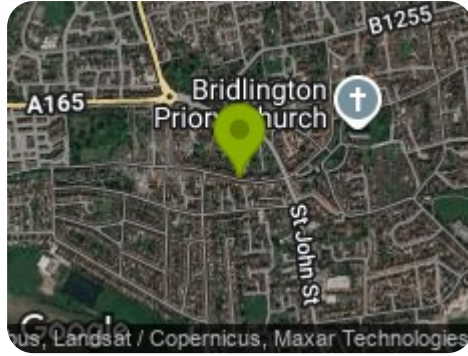




Road Map

Hybrid Map

Terrain Map



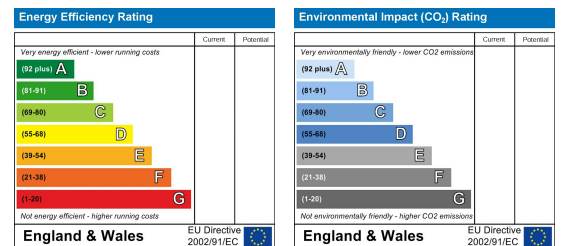
## Floor Plan



## 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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