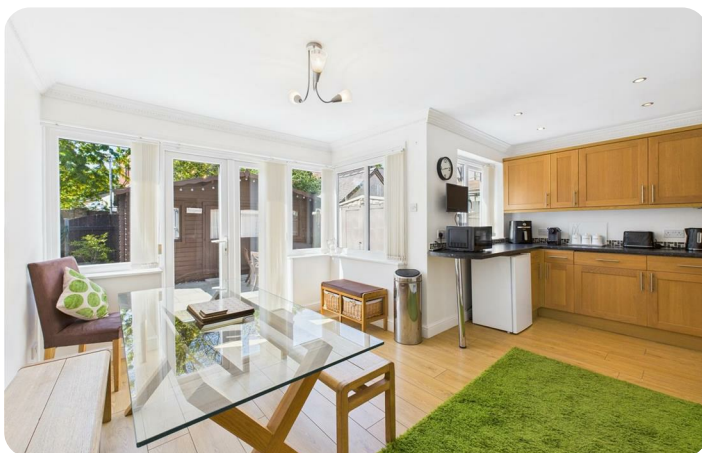




**44A Roundhay Road, Bridlington, YO15 3JY**

**Price Guide £259,950**



# 44A Roundhay Road

Bridlington, YO15 3JY

## Price Guide £259,950



Welcome to Roundhay Road in the coastal town of Bridlington, this detached house offers a perfect blend of comfort and convenience.

The property well presented throughout, boasting a light and airy atmosphere that welcomes you from the moment you step inside.

The home features two reception rooms, ideal for both relaxation and entertaining. A modern kitchen, two well-proportioned bedrooms and a modern bathroom, it provides ample space for a family or a lovely holiday retreat. The property is particularly appealing as it is suitable for permanent residence, a holiday home or as a rental investment.

One of the standout features of this property is the garden lodge, which includes a bedroom area and an ensuite WC, offering additional versatility for guests or family members. Outside, there is parking, ensuring convenience for residents.

Location is key, and this property does not disappoint. Just a few minutes' walk from the picturesque South Bay beach, you can enjoy the beauty of the coastline at your leisure. Additionally, the renowned Spa complex and harbour are approximately 500 yards away, providing entertainment options. The town centre is also easily accessible, along with the main A165 Bridlington to Hull road, making commuting a breeze.

With no ongoing chain, this property is ready for you to make it your own. Whether you are seeking a permanent residence or a holiday escape, this home on Roundhay Road is an opportunity not to be missed.

### Entrance:

Upvc double glazed door into a spacious inner hall, two upvc double glazed windows and central heating radiator.

### Wc:

5'2" x 2'9" (1.58m x 0.86m)

Wc, upvc double glazed window.

### Lounge:

21'5" x 10'9" (6.53m x 3.28m)

A spacious front facing room, upvc double glazed window, two central heating radiators and double doors into the dining room.

### Kitchen/diner:

### Dining area:

16'8" x 11'11" (5.10m x 3.65m)

A rear facing room, three upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the rear garden.

### Kitchen:

7'2" x 7'1" (2.20m x 2.18m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, integrated dishwasher, fridge, freezer and washer. Space for fridge, under cupboard lighting and two upvc double glazed windows.

### First floor:

Two upvc double glazed windows and central heating radiator.

### Bedroom:

10'9" x 10'8" (3.28m x 3.26m)

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

**Bedroom:**

10'4" x 10'1" (3.15m x 3.09m)

A rear facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

**Bathroom:**

8'4" x 7'3" (2.56m x 2.22m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a gated access to gated private paved parking area.

**Garden:**

To the rear of the property is a low maintenance fenced garden, mainly paved.

**Garden lodge:**

A timber built lodge, two upvc double glazed windows, wc, wash hand basin, 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:**

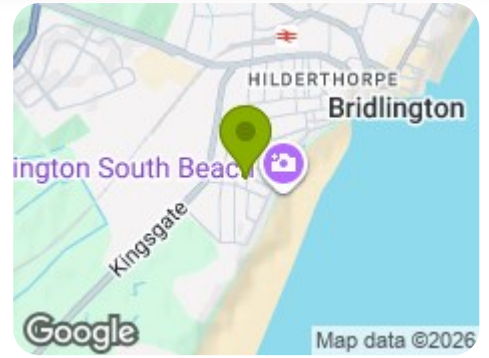
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



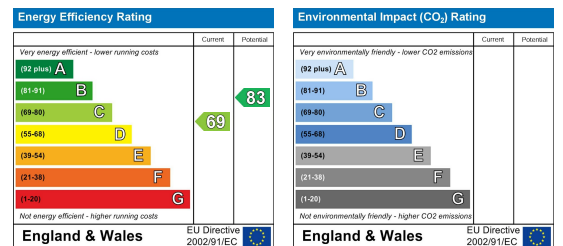
## Floor Plan



## 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.beltsestateagents.co.uk

