



**BELT**  
ESTATE AGENCY

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## 20 Masters House, Scholars Way, Bridlington, YO16 4HR

Price Guide £75,000



# 20 Masters House, Scholars Way

Bridlington, YO16 4HR

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Welcome to Masters House, a third-floor flat located on Scholars Way in the town of Bridlington.

This modern apartment offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, those looking to downsize, or investors. The apartment features a spacious reception room, kitchen, two well-proportioned bedrooms and a bathroom.

Situated within the grounds of the old Girls High School, this property is part of a modern development. The location is particularly advantageous, being close to the junction of Brett Street and Quay Road. Residents will appreciate the easy access to local schools, bus routes, and the old town of Bridlington, which boasts a selection of shops, public houses, and eateries.

Additionally, the apartment comes with parking for one vehicle, a valuable feature.

Whether you are looking to make your first step onto the property ladder, seeking a more manageable living space, or considering a rental investment, this apartment at Masters House presents an excellent opportunity.

## **Communal entrance:**

Entry phone system, door into communal hall, staircase to the third floor.

## **Private entrance:**

Door into inner hall, two built in storage cupboards one housing hot water store and electric radiator.

## **Lounge/diner:**

14'5" x 13'5" (4.40m x 4.10m)

A rear facing room, two upvc double glazed windows and electric radiator.

## **Kitchen:**

9'5" x 7'6" (2.89m x 2.30m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Plumbing for washing machine, space for fridge/freezer, upvc double glazed window and electric radiator.

## **Bedroom:**

10'4" x 6'6", 321'6" (3.17m x 2.98m)

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

## **Bedroom:**

9'4" x 6'9" (2.85m x 2.07m)

A front facing single room, upvc double glazed window and electric radiator.

## **Bathroom:**

6'4" x 5'4" (1.94m x 1.65m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

## **Exterior:**

A private car parking space.

### Notes:

Council tax band: B

The property is leasehold on a 155 year lease from Jan 2007.

Service charge £263.00 per quarter.

Ground rent £394.00 per annum.

### 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

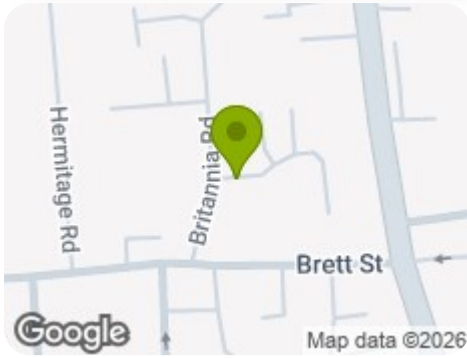
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



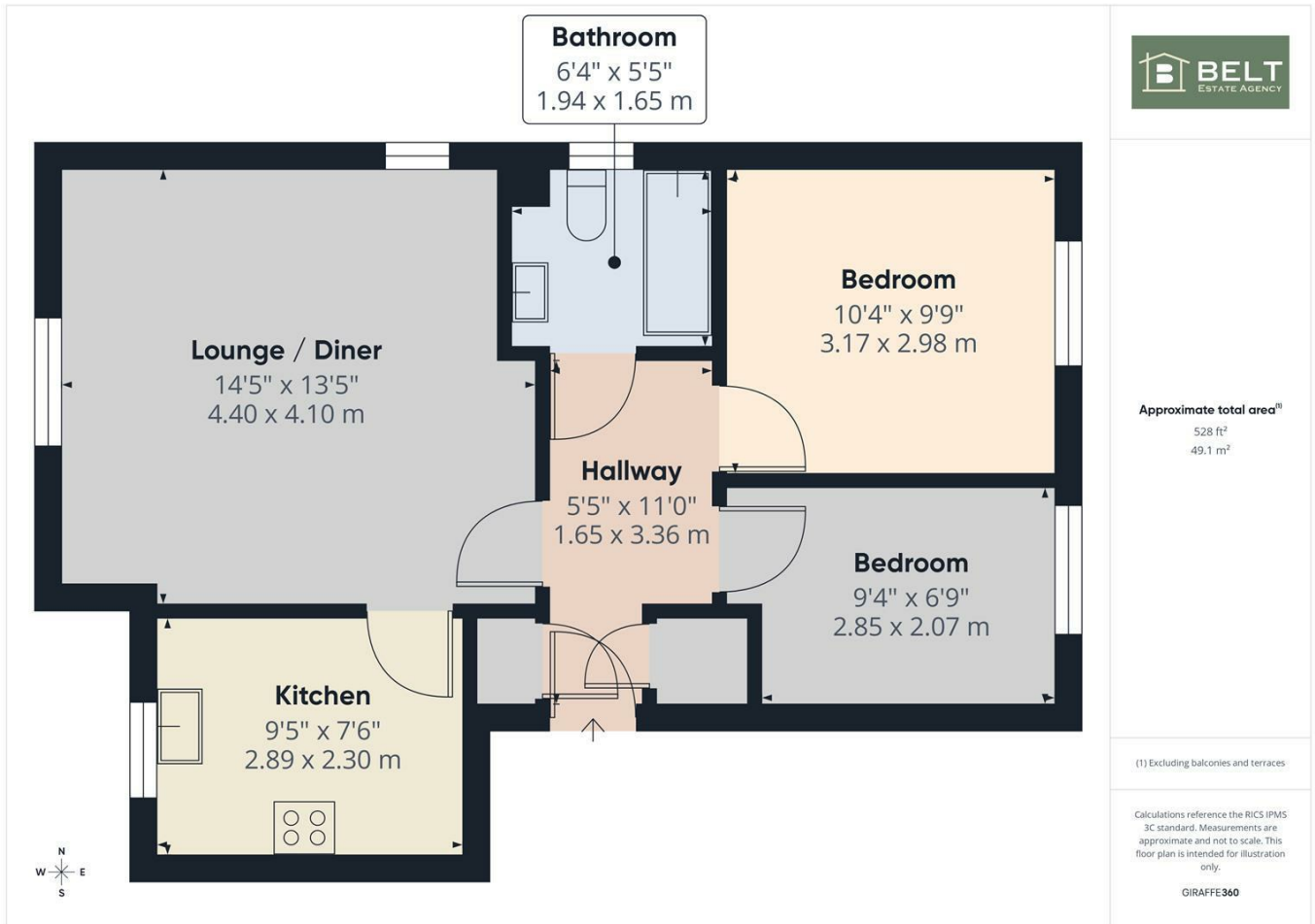
Road Map

Hybrid Map

Terrain Map



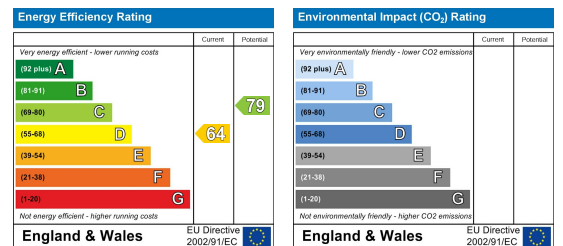
## Floor Plan



## 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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