



**BELT**  
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**88 St. James Road, Bridlington, YO15 3PQ**

**Price Guide £359,950**



# 88 St. James Road

Bridlington, YO15 3PQ

## Price Guide £359,950



Welcome to St. James Road in the seaside town of Bridlington. This delightful house, built in 1923, offers a perfect blend of character and spacious living, making it an ideal family home. With four generously sized bedrooms and two inviting reception rooms, there is ample space for both relaxation and entertaining. The property boasts a prime location on the sought-after southside, just a short stroll from the stunning south beach. Residents can enjoy leisurely walks along the coast, taking in the fresh sea air and beautiful views. The surrounding area is well-equipped with local amenities, including schools, supermarkets, and the renowned Belvedere golf course, all conveniently within easy reach. Additionally, there is no ongoing chain, allowing for a smooth and efficient purchase process. This home, with its spacious layout and characterful features and secluded back garden with sun-trap patio is a wonderful opportunity for families looking to settle in a coastal town. Don't miss the chance to make this lovely property your own.

### Entrance:

Door into spacious and light inner hall, understairs storage cupboard, stained glass oval window and central heating radiator.

### Wc:

5'11" x 2'9" (1.81m x 0.84m)

Wc, wash hand basin with vanity unit, wall panelling, upvc double glazed window and chrome ladder radiator.

### Lounge:

19'3" x 13'9" (5.88m x 4.21m)

A spacious front facing room, two central heating radiators, open fire with marble inset and wood surround. Built in bookcase, timber framed bay window and timber framed side window.

### Dining room:

14'7" x 11'9" (4.45m x 3.59m)

A spacious rear facing room, custom-built cabinet, open fire with marble inset and wood surround. Central heating radiator and patio door looking out to the rear garden.

### Kitchen/diner:

11'4" x 10'4" & 12'9" x 7'10" (3.46m x 3.15m & 3.91m x 2.40m)

Fitted with a range of custom-built, solid wood base and wall units, inset double sink unit, gas Aga, electric oven, gas hob with extractor over. Integrated microwave and fridge/freezer. Four upvc double glazed windows and door onto the rear garden.

### Utility:

5'10" x 5'3" (1.79m x 1.61m)

Fitted with a range of shelves, worktop and wall units, gas boiler, plumbing for washing machine, space for a tumble dryer and upvc double glazed window.

### First floor:

A spacious landing, storage cupboard with window and timber framed double glazed window.

### Bedroom:

13'8" x 11'10" (4.19m x 3.63m)

A spacious front facing double room, built in wardrobes and drawers. Timber framed bay with sash windows and central heating radiator.

### Bedroom:

14'6" x 11'8" (4.42m x 3.56m)

A spacious rear facing double room, wash hand basin with vanity unit, built in wardrobes and drawers. Timber framed sash window and central heating radiator.

### Bedroom:

11'10" x 10'8" (3.62m x 3.27m)

A rear facing double room, timber framed sash window and central heating radiator.

### Bedroom:

10'2" x 7'8" (3.12m x 2.36m)

A side facing single room, original wash hand basin, timber framed sash window and central heating radiator.

### Bathroom:

7'2" x 5'10" (2.20m x 1.78m)

Comprises bath with shower attachment, wash hand basin, part wall tiled, built in storage cupboard housing hot water store, upvc double glazed window and chrome radiator.

### Wc:

4'2" x 2'9" (1.29m x 0.85m)

Wc, full wall tiled, floor tiled and upvc double glazed window.

### Exterior:

To the front of the property is a walled block paved garden area with borders of trees, shrubs and bushes and a private driveway for parking leading to the garage. Outside water point. Gated side access to the rear garden.

### Garden:

To the rear, the property enjoys a private, south-west facing garden. Large paved patio to lawn with borders of mature trees, shrubs and flower beds. A timber-built shed for storage and water point.

### Garage:

A brick built garage complete with power and lighting and sectioned off home office. Courtesy door to rear garden.

### Notes:

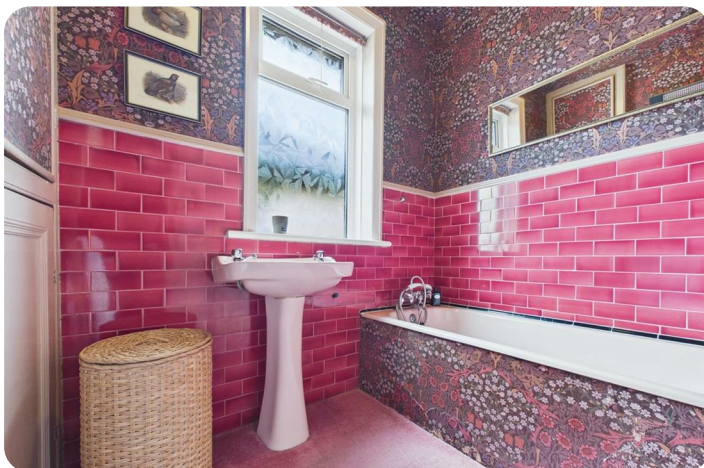
Council tax band: E

### 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



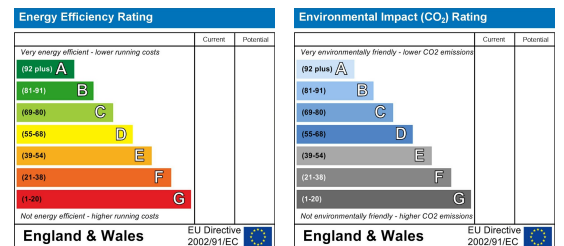
### Floor Plan



### 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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