



## 18 Lansdowne Road, Bridlington, YO15 2QS

Price Guide £138,000

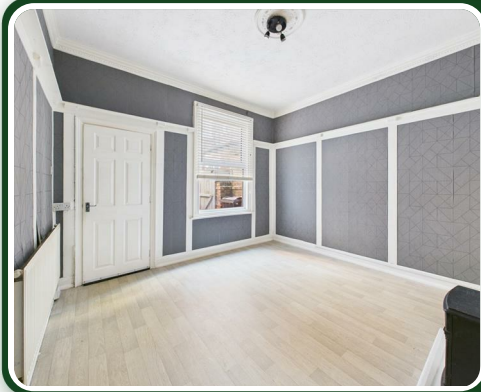




# 18 Lansdowne Road

Bridlington, YO15 2QS

## Price Guide £138,000



Welcome to Lansdowne Road in the coastal town of Bridlington, a spacious mid-terraced house.

With four generously sized bedrooms and two inviting reception rooms, this property is ideal for families seeking a spacious home or those looking for a holiday retreat.

The house is situated just off the Promenade, a mere 400 yards from the stunning sea front, allowing residents to enjoy the refreshing coastal air and picturesque views. Local shops and town centre amenities are within easy reach, ensuring that daily necessities are never far away. Additionally, the proximity to the harbour adds to the appeal, providing opportunities for leisurely strolls and seaside activities.

The absence of an ongoing chain simplifies the buying process, allowing for a smoother transition into your new home.

Whether you are looking for a family residence or a lucrative investment opportunity, this spacious house on Lansdowne Road is sure to meet your needs.

### Entrance:

Upvc double glazed door into inner lobby. Door into inner hall, central heating radiator.

### Lounge:

13'3" x 11'8" (4.04m x 3.58m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

### Dining room:

11'10" x 11'5" (3.62m x 3.49m)

A rear facing room, built in storage cupboards, electric fire with a wood surround. upvc double glazed window and central heating radiator.

### Kitchen:

9'0" x 8'3" (2.75m x 2.54m)

Fitted with a range of base and wall units, stainless steel sink unit, pantry, electric oven and hob. Plumbing for washing machine, part wall tiled, gas combi boiler, understairs storage cupboard, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear courtyard.

### First floor:

A spacious landing, central heating radiator.

### Bedroom:

15'7" x 13'2" (4.75m x 4.02m)

A spacious front facing double room, period fireplace, upvc double glazed bay window, upvc double glazed window and central heating radiator.

### Bedroom:

11'7" x 9'2" (3.54m x 2.81m)

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

### Bathroom:

8'5" x 8'1" (2.57m x 2.48m)

Comprises bath with shower attachment, wash hand basin, upvc double glazed window and central heating radiator.

### Wc:

5'4" x 4'2" (1.63m x 1.29m)

Wc and upvc double glazed window.

## Second floor:

Skylight.

### Bedroom:

15'7" x 13'2" (4.75m x 4.03m)

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

### Bedroom:

11'5" x 9'1" (3.49m x 2.78m)

A rear facing double room, built in hanging space and shelves. Velux window and central heating radiator.

### Exterior:

To the front of the property is a small walled garden area. To the rear of the property is a enclosed garden with artificial lawn and two small outbuildings for storage.

### Notes:

Council tax band B

## 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



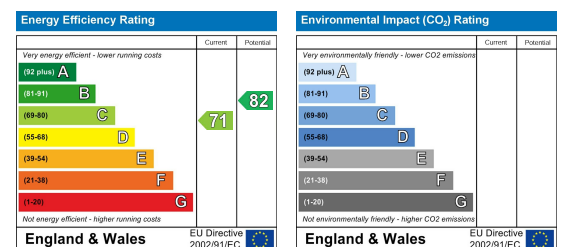
## Floor Plan



## 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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