



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**43 Meadow Road, Bridlington, YO16 4TB**

**Price Guide £185,000**



# 43 Meadow Road

Bridlington, YO16 4TB

**Price Guide £185,000**



Welcome to Meadow Road in the coastal town of Bridlington, this end-terrace house presents an excellent opportunity for families seeking a comfortable and spacious home.

The property comprises lounge to dining area, an extended modern kitchen providing ample space for relaxation and entertaining. Three well-proportioned bedrooms, including a generously sized third double bedroom with an en-suite, thanks to a thoughtful extension that enhances the living experience.

The property also includes a modern family bathroom, ensuring convenience for family living.

The large rear garden is a standout feature, offering a private outdoor space for children to play, gardening, or simply for enjoying the fresh air.

Situated within the West Hill development, this home is ideally located for families, with local schools, a parade of shops, a supermarket, and bus service routes all within easy reach.

In summary this end-terrace house on Meadow Road is an ideal family home, combining spacious living areas, modern amenities, and a handy location.

Contact our office today to arrange a viewing.

## Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard and central heating radiator.

## Lounge:

20'8" x 9'2" (6.31m x 2.81m)

A front facing room, feature wood wall panelling with built in shelves, two upvc double glazed windows and central heating radiator. Archway into the dining room.

## Dining room:

8'8" x 8'1" (2.66m x 2.47m)

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

## Kitchen:

10'6" x 8'11" (3.21m x 2.72m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer and tumble dryer. Two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

## First floor:

### Bedroom:

11'0" x 10'8" (3.37m x 3.27m)

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

### Bedroom:

9'5" x 9'0" (2.88m x 2.75m)

A front facing double room, built in storage cupboard housing gas combi boiler, built in mirrored sliding wardrobe, two upvc double glazed windows and central heating radiator.

## Bathroom:

6'3" x 5'4" (1.93m x 1.65m)

Comprises a modern suite, 'P' shaped bath with plumbed in shower over, wc and wash hand basin. Extractor, wall panelling, upvc double glazed window and chrome ladder radiator.

## Second floor:

### Bedroom:

14'10" x 10'6" (4.53m x 3.21m)

A rear facing double room, built in wardrobes, access to the eaves, upvc double glazed window and central heating radiator.

### En-suite:

5'8" x 5'6" (1.75m x 1.69m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and ladder radiator.

### Exterior:

To the front of the property is a open plan garden with lawn.  
To the side of the property is gated access to rear garden and approved planning for a driveway.

### Garden:

To the rear of the property is a good size fenced garden. Large block paved patio to lawn.  
Large summer house with power and lighting

### Notes:

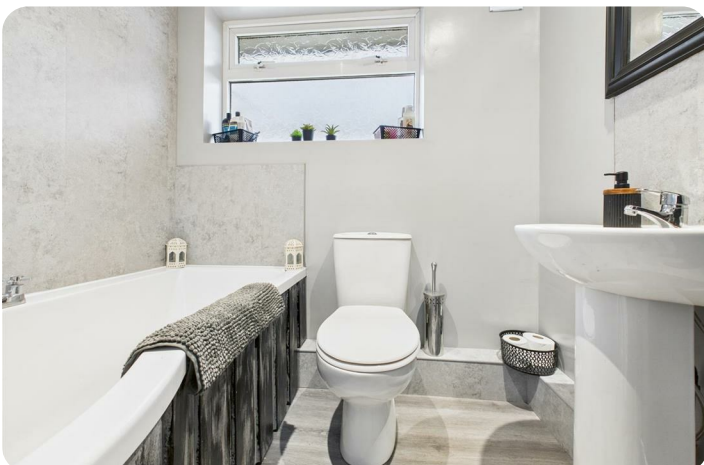
Council tax band: A

### 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



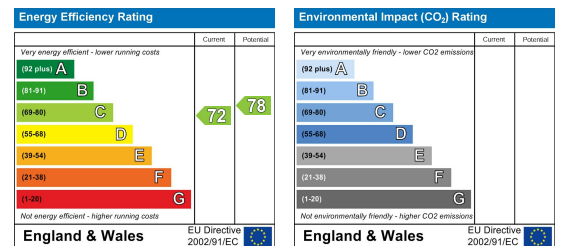
## Floor Plan



## 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.



www.beltstateagents.co.uk

