



BELT
ESTATE AGENCY

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

Telephone: 01262 672253

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



Flat 1, 5 Fortyfoot Grove, Bridlington, YO16 7RZ

Price Guide £79,950



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Welcome to this ground floor apartment located in the sought-after area of Fortyfoot Grove in the coastal town of Bridlington.

This property features two well-proportioned bedrooms, kitchen, a comfortable reception room, and a bathroom, making it an ideal choice for individuals or couples.

While the apartment is in need of modernisation, it presents an opportunity for you to put your own stamp on it and create a home that reflects your personal style.

One of the standout features of this property is its prime location. You will find local shops just a short stroll away. Additionally, the town centre is within easy reach, offering a range of amenities. For those who enjoy the outdoors, the stunning north foreshore is merely half a mile, providing the perfect setting for leisurely walks along the beach and enjoying the fresh sea air.

With its potential for modernisation and its fantastic location, don't miss the chance to make it your own.

Entrance:

Door leads into communal hall. Private entrance door leads directly into the lounge.

Lounge:

12'0" x 11'9" (3.67m x 3.59m)

A front facing room, gas fire with tiled inset and wood surround. Upvc double glazed bay window and electric night storage heater.

Kitchen:

12'2" x 7'8" (3.73m x 2.35m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven and hob. Part wall tiled, hot water boiler, plumbing for washing machine, upvc double glazed window and upvc double glazed door onto the garden.

Bedroom:

12'0" x 9'9" (3.68m x 2.98m)

A front facing double room, built in wardrobes, upvc double glazed bay window and electric night storage heater.

Bedroom:

9'9" x 6'11" (2.98m x 2.12m)

A side facing single room, built in wardrobe, upvc double glazed window and electric night storage heater.

Bathroom:

7'1" x 6'4" (2.17m x 1.95m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and electric night storage heater.

Wc:

Wc and upvc double glazed window.

Exterior:

To the front of the property is a walled garden.

To the rear of the property is a fenced paved garden and a car parking space.

Notes:

Council tax band A

The property is freehold with a deed of covenant.

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

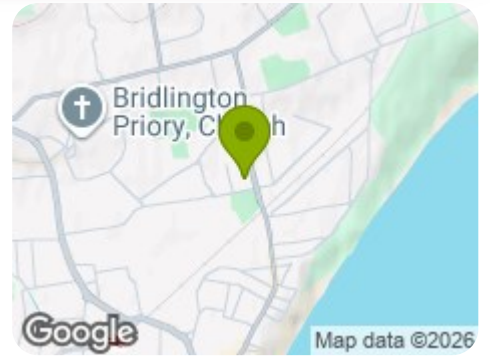
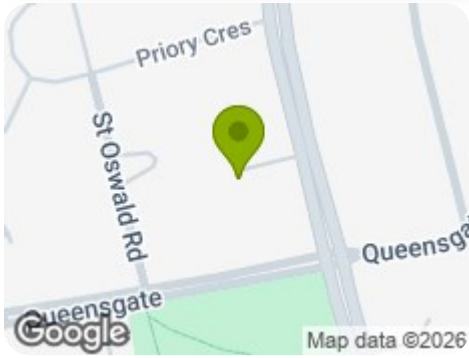
queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



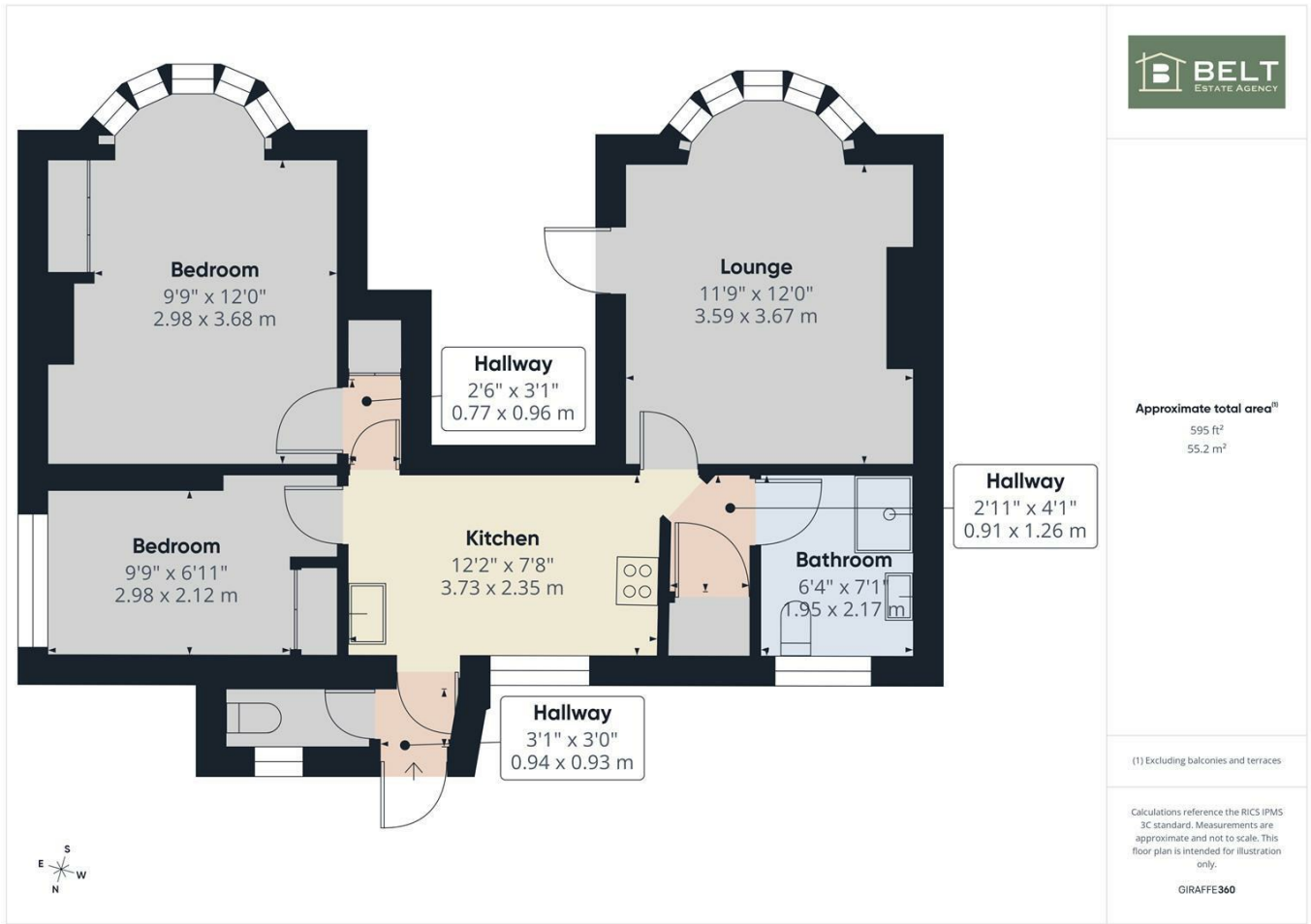
Road Map

Hybrid Map

Terrain Map



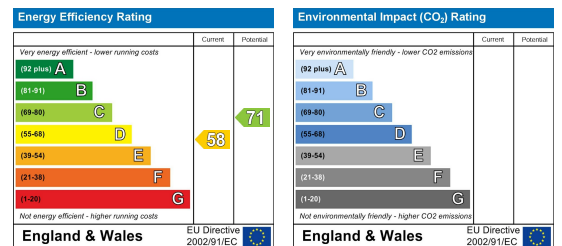
Floor Plan



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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