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11 Trinity Grove, Bridlington, YO15 2HB

Price Guide £225,000



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Welcome to this modernised semi-detached house located on Trinity Grove in the coastal town of Bridlington.

This property boasts three well-proportioned bedrooms, making it an ideal family home. The two inviting reception rooms offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

At the heart of the home is a contemporary kitchen that seamlessly integrates with the dining and living areas at the rear, creating a spacious and functional environment for family gatherings and everyday living. The modern bathroom has been thoughtfully designed.

One of the standout features of this property is the inclusion of solar panels, which not only contribute to energy efficiency but also help reduce utility costs. The house is in walk-in condition, allowing you to settle in without the need for immediate renovations.

The location is particularly advantageous, as it is within walking distance to the town centre, the train station, and the stunning North Beach and foreshores, offering a perfect blend of convenience and leisure.

This property presents an excellent opportunity for those seeking a modern, family-friendly home.

Entrance:

Composite door into outer porch, tiled floor. Upvc double glazed door into inner hall, column radiator and understairs storage cupboard.

Wc:

6'9" x 2'4" (2.07m x 0.72m)

Wc, wash hand basin and extractor.

Lounge:

12'9" x 11'2" (3.91m x 3.41m)

A front facing room currently used as an office, built in storage cupboards, upvc double glazed bay window and column radiator.

Dining room/sitting room:

22'11" x 17'1" (7.01m x 5.23m)

A rear facing room, inset multi fuel burning stove, media wall, archway into the kitchen/diner.

Kitchen/diner:

22'11" x 17'1" (7.01m x 5.23m)

Fitted with a range of modern base and wall units, one and a half sink unit, extractor, integrated microwave and dishwasher. Two electric velux windows and upvc double glazed french doors onto the garden.

Utility area:

6'11" x 4'0" (2.12m x 1.22m)

Fitted with base unit, plumbing for washing machine and upvc double glazed window.

First floor:

Upvc double glazed window, built in storage cupboard and access to a fully boarded and extra insulated loft space by drop down ladder

Bedroom:

12'5" x 10'6" (3.79m x 3.21m)

A front facing double room, built in sliding wardrobes, upvc double glazed window and column radiator,

Bedroom:

10'7" x 10'2" (3.24m x 3.12m)

A rear facing double room, built in hanging space and shelves. Upvc double glazed window and column radiator.

Bedroom:

8'9" x 7'1" (2.68m x 2.16m)

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

Bathroom:

8'10" x 5'0" (2.70m x 1.53m)

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

Exterior:

To the front of the property is a blocked paved driveway and EV charger.

Garden:

To the rear of the property is a fenced garden, artificial lawn, decked patio log store and timber shed.

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:

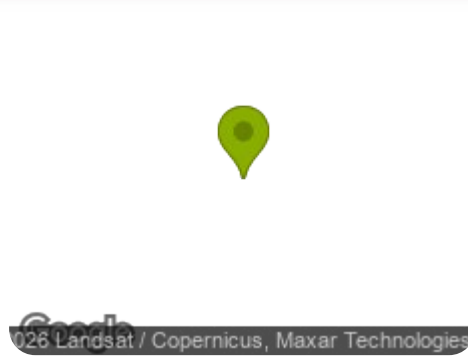
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



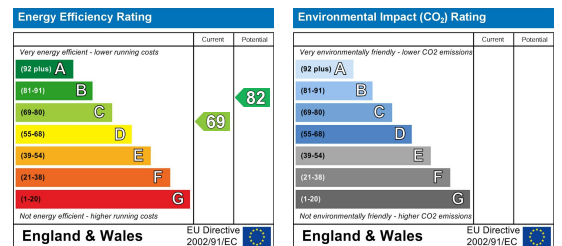
Floor Plan



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



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