BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk

6 Cambridge Street, Bridlington, YO16 4LA

Price Guide £189,950

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The Property Ombudsman
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6 Cambridge Street

Bridlington, YO16 4LA

Price Guide £189,950

Welcome to Cambridge Street in the seaside town of Bridlington. This substantial end-terrace house presents an exceptional opportunity for families seeking a versatile living space.
Boasting five well-proportioned bedrooms and two reception rooms, this home is designed to accommodate the needs of modern family life. The ground floor features a convenient office that could easily serve as a sixth bedroom, complete with an en-suite wc, offering flexibility for guests or a growing family.
The property is ideally situated just a short stroll from the local shops on Quay Road. Families will find comfort in the close proximity to local schools. Dukes Park is nearby, additionally, the train station is within easy reach, offering transport links for commuting.
This home is offered with no ongoing chain, making it an attractive option for those looking to move in without delay.
A viewing is essential to fully appreciate the generous accommodation and the potential this property has to offer.
Don't miss the chance to make this family home your own.

Entrance:

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

Lounge:

13'9" x 12'9" (4.20m x 3.90)
A spacious front facing room, electric fire in a modern surround, upvc double glazed bay window and central heating radiator.

Dining room:

12'3" x 12'8" (3.75m x 3.88m)
A rear facing room, electric fire in a modern surround, central heating radiator and upvc double glazed french doors onto the rear courtyard.

Kitchen:

11'3" x 9'9" (3.45m x 2.98m)
Fitted with a range of modern base and wall units, stainless steel sink unit, stainless steel extractor, part wall tiled, tiled floor, upvc double glazed window and, central heating radiator and upvc double glazed door onto the rear courtyard.

Utility:

13'0" x 4'11" (3.98m x 1.52m)
Extensive built in storage cupboards, plumbing for washing machine, space for a tumble dryer, velux window and central heating radiator.

Bedroom/office:

13'8" x 6'11" (4.17m x 2.12m)
A side facing double room, upvc double glazed window and central heating radiator.

En-suite wc:

4'4" x 4'2" (1.34m x 1.29m)
Wc, wash hand basin unit with vanity unit and part wall tiled.

First floor:

A spacious landing, large storage cupboard housing gas combi boiler.

Bedroom:

13'9" x 12'9" (4.20m x 3.91m)
A front facing double room, upvc double glazed bay window and central heating radiator.

En-suite:

7'7" x 6'3" (2.33m x 1.93m)
Comprises, shower cubicle with plumbed rainfall shower, wc and wash hand basin. Part wall tiled, tiled floor, upvc double glazed window and chrome ladder radiator.

Bedroom:

12'9" x 11'2" (3.89m x 3.41m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

13'8" x 7'2" (4.17m x 2.19m)
A front facing double room, upvc double glazed window and central heating radiator.

Bathroom:

9'6" x 6'9" (2.91m x 2.08m)
Comprises a modern suite, bath, shower cubicle with plumbed rainfall shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and chrome ladder radiator.

Second floor:

Upvc double glazed window.

Bedroom:

12'8" x 10'10" (3.88m x 3.32m)
A rear facing double room, upvc double glazed window and central heating radiator.

Dressing room:

12'0" x 6'1" (3.66m x 1.87m)
A side facing double room, upvc double glazed window and central heating radiator.

Bedroom:

13'7" x 11'5" (4.15m x 3.50m)
A front facing double room, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a small walled garden area.
To the side elevation is a shared access to the rear courtyard.
To the rear of the property is a walled courtyard, decked patio.

Notes:

Council tax band: B

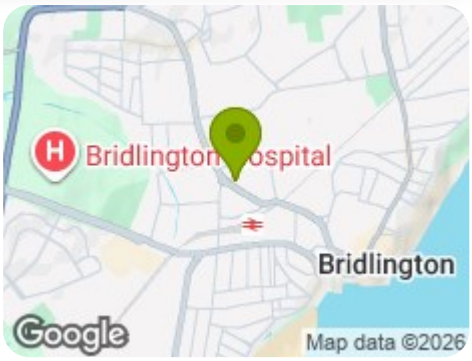
Purchase Procedure:

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

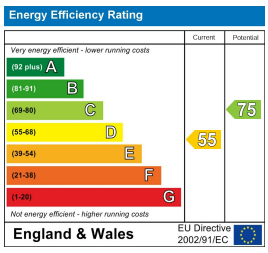


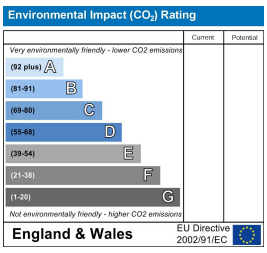
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.