BELT
ESTATE AGENCY

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



15 Omega Road, Bridlington, YO16 6RJ

Price Guide £350,000

4 2 3 D





The Property Ombudsman
naea | propertymark PROTECTED

15 Omega Road

Bridlington, YO16 6RJ

Price Guide £350,000





Welcome to a prime cul-de-sac location on Omega Road in the coastal town of Bridlington. This detached house presents an ideal family home. Boasting four well-proportioned bedrooms and two bathrooms, the property offers spacious accommodation that caters perfectly to modern family living.

The ground floor features two inviting reception room plus a conservatory, providing ample space for relaxation and entertaining. The generous layout ensures that every family member can enjoy their own space, while the good-sized rear garden offers an outdoor area for children to play or for hosting summer gatherings.

The property is situated just off Fortyfoot, placing it within easy reach of Bridlington's town centre and the beautiful north foreshore, which is only half a mile away.

Early viewing is highly advised to fully appreciate all that this property has to offer.

Entrance:

Door into a spacious inner hall, central heating radiator and courtesy door into the garage.

Wc:

3'3" x 3'3",68'10" (1.00m x 1,21m)

Wc, wash hand basin, part wall tiled, floor tiled, upvc double glazed window and chrome ladder radiator.

Lounge:

12'7" x 16'3" (3.85m x 4.96m)

A spacious front facing room, gas fire in a stone surround, two upvc double glazed windows, central heating radiator and bi-folding doors into the dining room.

Dining room:

11'10" x 12'7" (3.62m x 3.85m)

A rear facing room, central heating radiator and sliding doors into the conservatory.

Upvc conservatory:

9'10" x 9'10" (3.01m x 3.02m)

Over looking the garden, central heating radiator and french doors.

Kitchen:

8'11" x 12'0" (2.72m x 3.68m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric double oven, induction hob with extractor over. Part wall tiled, under cupboard lighting, breakfast bar, upvc double glazed window, integrated dishwasher and microwave.

Breakfast room:

18'2" x 7'3" (5.54m x 2.23m)

A rear facing room, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the rear garden.

First floor:

Upvc double glazed window, built in storage cupboards and access to part boarded loft space by fitted drop down ladder.

Bedroom:

11'0" x 12'7" (3.36m x 3.85m)

A spacious front facing double room, built in wardrobes and dresser. Upvc double glazed window and central heating radiator.

En-suite:

4'8" x 7'9" (1.44m x 2.37m)

Comprises a modern suite, shower cubicle with plumbed shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, shaver socket, upvc double glazed window and chrome ladder radiator.

Bedroom:

11'10" x 12'6" (3.63m x 3.83m)

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

Bedroom:

8'10" x 12'7" (2.71m x 3.85m)

A rear facing double room, built in wardrobes and dresser. Upvc double glazed window and central heating radiator.

Bedroom:

7'10" x 10'11" (2.40m x 3.33m)

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

Bathroom:

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tied, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a walled pebbled garden with borders of shrubs and bushes. Private driveway with ample parking leading to a car port and the garage.

Garden:

To the rear of the property is a large fenced garden. Patio to lawn with well established borders of trees, shrubs and bushes. A Green house.

Garage:

8'0" x 18'3" (2.45m x 5.57m)

Electric door, power, lighting and plumbing for washing machine.

Notes:

Council tax band E

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.



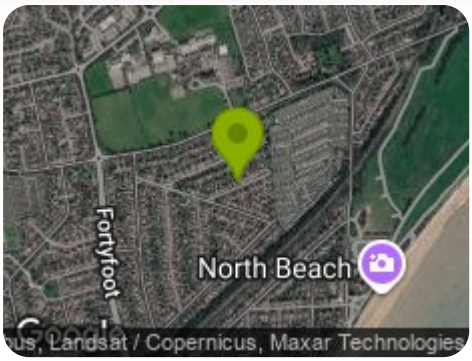






Road Map | Hybrid Map | Terrain Map







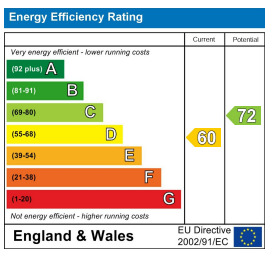
Floor Plan

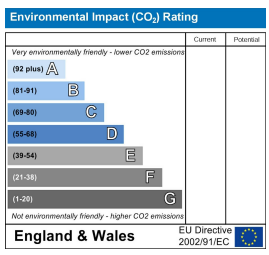


Viewing

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.