



**BELT**  
ESTATE AGENCY

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

Telephone: 01262 672253

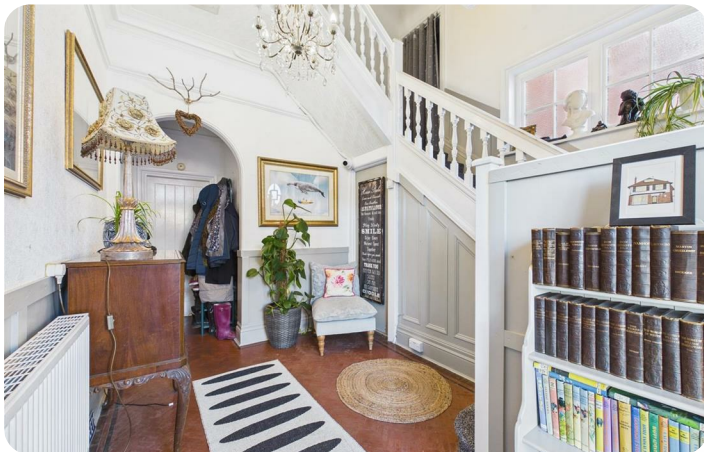
Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

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



**100 Trinity Road, Bridlington, YO15 2HF**

**Price Guide £280,000**



# 100 Trinity Road

Bridlington, YO15 2HF

## Price Guide £280,000



Welcome to the heart of Bridlington, this impressive detached property was formerly a guest house and presents a unique opportunity for both commercial and residential use.

With its enviable position directly opposite Trinity Church and the Old Donkey Bridge, the property is just a stone's throw from the beautiful North Beach, making it an ideal location for those who appreciate coastal living.

The property boasts an expansive layout, featuring two reception rooms and an impressive nine bedrooms, complemented by seven bathrooms. This generous space offers excellent flexibility, allowing for various configurations to suit your needs. Whether you envision transforming it into a substantial and elegant private residence or continuing its legacy as a guest house, the potential is vast, subject to the necessary consents.

In addition to its spacious interiors, the property is conveniently located within a short stroll of Bridlington's town centre. Here, you will find an array of shops, restaurants, leisure facilities, and everyday amenities, ensuring that all your needs are met within easy reach.

This is an excellent opportunity to acquire a versatile property in a central coastal location, perfect for those looking to invest in a unique space.

### Entrance:

Door into spacious inner hall, period tiled flooring and central heating radiator.

### Lounge:

16'8" x 13'8" (5.10m x 4.17m)

A spacious front facing room, stripped floor boards, upvc double glazed bay window and central heating radiator.

### Sitting room:

18'1" x 13'9" (5.52m x 4.20m)

A spacious rear facing double room, inset log burning stove, painted floor boards, upvc double glazed bay window and central heating radiator.

### Kitchen:

12'8" x 11'3" (3.88m x 3.45m)

Fitted with a range of modern base and wall units, ceramic one and a half sink unit, electric double oven, Neff gas hob with stainless steel extractor over. Part wall tiled, Bain-Marie, integrated microwave, space for fridge/freezer and tumble dryer. Plumbing for washing machine, pantry, upvc double glazed window and door onto the rear garden.

### Bedroom:

13'10" x 9'4" (4.24m x 2.85m)

A side facing double room currently used as a craft room, built in storage cupboards, painted floor boards, gas boiler and two upvc double glazed windows.

### En-suite:

6'2" x 5'4" (1.88m x 1.63m)

Comprises freestanding, bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, extractor and upvc double glazed window.

### First floor:

Built in storage cupboard housing hot water store and central heating radiator.

### Bedroom/Room 1:

11'3" x 5'7" (3.45m x 1.71m)

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

### Bedroom/Room 2:

16'9" x 12'7" (5.11m x 3.85m)

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

### En-suite:

6'6" x 2'11" (2.00m x 0.89m)

Comprises a modern suite, shower cubicle with electric shower, wc, wash hand basin with vanity unit, full wall tiled and extractor.

### Bedroom/Room 3:

9'5" x 8'8" (2.89m x 2.65m)

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

### En-suite:

6'10" x 3'8" (2.09m x 1.14m)

Comprises a modern suite, shower cubicle with electric shower, wc, wash hand basin with vanity unit, part wall tiled, shaver socket and extractor.

### Bedroom/Room 4:

10'5" x 7'9" (3.20m x 2.38m)

A rear facing double room, upvc double glazed window.

### Bedroom/Room 5:

9'10" x 9'7" (3.02m x 2.94m)

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

### En-suite:

6'7" x 4'8" (2.02m x 1.43m)

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

### Bathroom:

5'2" x 4'10" (1.60m x 1.49m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, built in storage cupboard, single glazed timber sash window and central heating radiator.

## Second floor:

Velux window.

### Bedroom/Room 6:

11'6" x 9'1" (3.51m x 2.77m)

A front facing double room, wash hand basin, access to the eaves and upvc double glazed window.

### En-suite:

12'11" x 3'8" (3.95m x 1.13m)

Comprises bath with electric shower over, wc, part wall tiled and chrome ladder radiator.

### Bedroom/Room 7:

10'1" x 10'0" (3.08m x 3.06m)

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

### En-suite:

9'3" x 3'9" (2.84m x 1.15m)

Comprises bath, wc, wash hand basin, part wall tiled and extractor.

### Bedroom/Room 8:

11'3" x 8'2" (3.44m x 2.50m)

A side facing double room, wash hand basin, access to the eaves, upvc double glazed window and central heating radiator.

### Wc:

4'6" x 2'9" (1.39m x 0.85m)

Wc, extractor.

## Exterior:

To the front of the property is a walled garden with lawn and borders of shrubs and bushes.

To the side elevation is a private driveway for parking.

## Garden:

To the rear of the property is a walled courtyard. Artificial lawn, a timber built shed, brick built out building for storage with power and lighting.

## Notes:

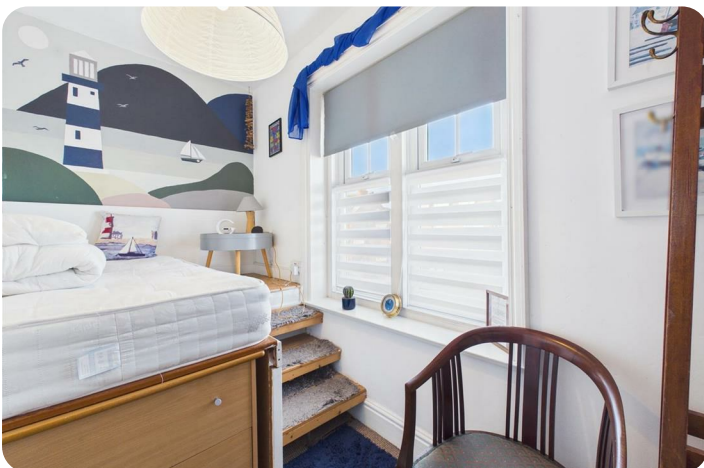
Council tax band: A

## 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



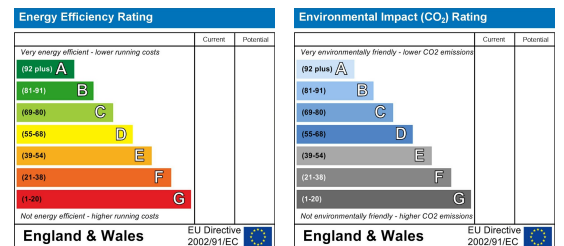
## Floor Plan



## 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.



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