



**BELT**  
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**11A Easton Road, Bridlington, YO16 4BE**

**Price Guide £159,950**



# 11A Easton Road

Bridlington, YO16 4BE

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Welcome to Easton Road in the coastal town of Bridlington, this property offers a perfect opportunity for first-time buyers seeking a comfortable and convenient home.

The property features two inviting reception rooms and a kitchen that provides ample room for relaxation and entertaining. Three well-proportioned bedrooms, ensuring plenty of space for family or guests. The bathroom is conveniently located. With ample parking available for you will find it easy to accommodate family and friends.

Situated close to Bridlington's old town, you will have easy access to a array of local shops, galleries, eateries, and public houses. Additionally, the property is conveniently located near Westgate Park, schools, and bus service routes, making it an ideal choice for families.

Don't miss your chance to make this property your own.

## **Entrance:**

Upvc double glazed door into inner hall, upvc double glazed window and central heating radiator.

## **Wc:**

6'1" x 2'5" (1.86m x 0.75m)

Wc, part wall tiled and gas combi boiler.

## **Lounge:**

13'8" x 10'6" (4.17m x 3.22m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

## **Dining room:**

12'6" x 10'8" (3.82m x 3.27m)

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

## **Kitchen:**

16'6" x 5'4" (5.04m x 1.65m)

Fitted with a range of base and wall units, stainless steel sink unit, stainless steel extractor, part wall tiled and plumbing for washing machine. Space for fridge/freezer, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear garden.

## **First floor:**

Upvc double glazed window.

## **Bedroom:**

13'8" x 10'2" (4.19m x 3.12m)

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

## **Bedroom:**

12'9" x 10'10" (3.91m x 3.32m)

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

## **Bedroom:**

7'4" x 6'0" (2.25m x 1.83m)

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

### **Bathroom:**

8'10" x 5'6" (2.70m x 1.69m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

### **Exterior:**

To the front of the property is a garden area with lawn. To the side elevation is a private driveway with ample parking leading to the garage.

### **Garden:**

To the rear of the property is a private fenced garden. Paved patio area to lawn with borders of shrubs and bushes.

### **Garage:**

17'1" x 9'0" (5.23m x 2.76m)

Power and lighting.

### **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



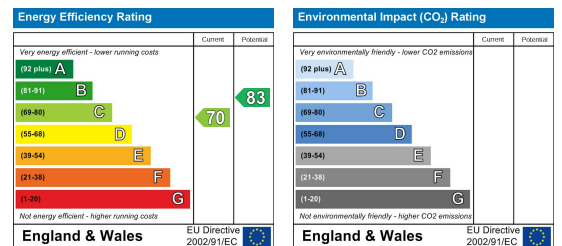
Floor Plan



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



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