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**6 Stuart Close, Bridlington, YO15 3TD**

**Price Guide £289,950**



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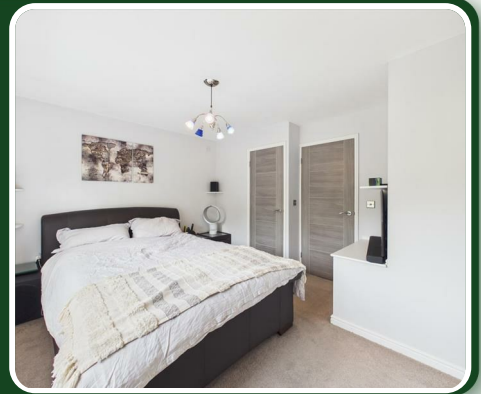
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# 6 Stuart Close

Bridlington, YO15 3TD

## Price Guide £289,950



Welcome to Stuart Close in the coastal town of Bridlington. This detached house presents an ideal family home.

The property boasts a modern design that caters to contemporary living. Upon entering, you will find a spacious reception room, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the stunning extended open plan kitchen, dining, and living area at the rear, which offers a seamless flow and views of the beautiful sunny rear garden. This inviting space is perfect for family gatherings and social occasions.

The property features three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. With two bathrooms, morning routines will be a breeze, adding to the practicality of this lovely home.

Situated in a quiet location, this home is still within walking distance to the stunning south beach, the harbour, local supermarkets, schools, and the train station, providing easy access to all essential amenities.

This property must be viewed to truly appreciate what it has to offer. With its perfect blend of space, style, and location, it is an opportunity not to be missed.

### Entrance:

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

### Lounge:

16'8" x 11'7" (5.10m x 3.55m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed window, vertical radiator and column radiator.

### Open plan kitchen/dining/living:

#### Kitchen:

18'0" x 9'10" (5.50m x 3.00m)

Stylishly fitted with a comprehensive range of modern base and wall units, quartz worktops offering ample storage and workspace. The kitchen features a stainless steel inset stainless steel sink unit, integrated appliances include a dishwasher and washing machine, while there is dedicated space for a double fridge/freezer. Under cabinet lighting, stainless steel extractor, upvc double glazed window and central heating radiator.

### Dining area:

10'2" x 7'6" (3.11m x 2.31m)

Central heating radiator.

### Living area:

12'6" x 9'6" (3.83m x 2.91m)

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

### Side hall:

Column radiator, composite door to the side elevation and staircase to the first floor.

### Wc:

3'10" x 2'9" (1.19m x 0.85m)

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

### First floor:

Upvc double glazed window, column radiator, two built in storage cupboards, one housing hot water store and access to part boarded loft space.

### Bedroom:

12'3" x 9'9" (3.75m x 2.99m)

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

### En-suite:

5'6" x 5'2" (1.69m x 1.59m)

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

### Bedroom:

10'5" x 9'4" (3.20m x 2.87m)

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

**Bedroom:**

8'7" x 7'10" (2.62m x 2.41m)

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

**Bathroom:**

7'9" x 5'7" (2.38m x 1.71m)

A modern suite comprising bath with plumbed shower over, wc and wash hand basin with vanity. Part wall tiled, extractor fan, upvc double glazed window and column radiator.

**Exterior:**

To the front of the property is a open plan garden with lawn. Private driveway for parking leading to the garage. Gated side access to rear garden.

**Garden:**

To the rear of the property is a private, south-west facing garden, enclosed by fencing and designed to enjoy the afternoon and evening sun. A paved patio area provides an ideal space for outdoor dining and entertaining, leading onto a well-maintained lawn bordered by a variety of mature shrubs and planting. A feature pond adds further character and interest to the garden. To the side elevation, there is a timber-built garden shed providing useful external storage, together with an outside water point.

**Garage:**

17'1" x 7'11" (5.22m x 2.42m)

Up and over door, power, lighting, gas boiler and courtesy door into the side hall.

**Notes:**

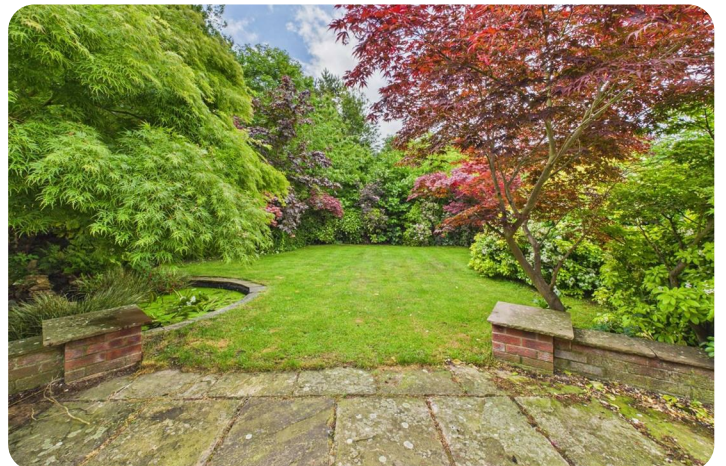
Council tax band D

**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



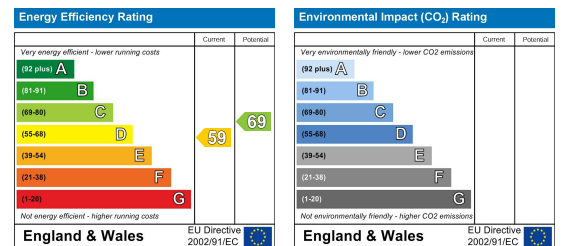
## Floor Plan



## 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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