



**BELT**  
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**Flat 5, 6 Cliff Street, Bridlington, YO15 2NH**

**Price Guide £80,000**



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PROTECTED

# Flat 5, 6 Cliff Street

Bridlington, YO15 2NH

Price Guide £80,000



Welcome to Cliff Street in the heart of Bridlington. This impressive leasehold apartment offers an excellent opportunity for a holiday home or those seeking a permanent residence. This very spacious apartment features two well-proportioned bedrooms, making it ideal for families or those who enjoy having extra space for guests.

The property boasts two well-proportioned reception rooms, one of which presents the versatile option of being utilised as a third bedroom, catering to various living arrangements. One of the standout features of this flat is the stunning sea views that can be enjoyed from various aspects of the property.

Situated in a town centre location, this apartment offers the convenience of easy access to local amenities, shops.

With no ongoing chain, the process of purchasing this property is made even more straightforward, allowing you to settle in without delay.

Whether you are looking for a holiday home to escape to or a comfortable permanent residence, this apartment on Cliff Street presents an exceptional opportunity to embrace the coastal lifestyle. Do not miss the chance to make this delightful property your own.

## Communal entrance:

Phone entry door system gives access to communal hall, staircase to the third floor.

## Entrance:

Private entrance door into inner hall, two built in storage cupboards and central heating radiator.

## Lounge:

16'2" x 15'0" (4.95 x 4.59m )

A spacious front facing room with rear sea view, three upvc double glazed windows and central heating radiator.

## Kitchen:

11'5" x 10'5" (3.50 x 3.18m )

Fitted with a range of base and wall units, electric oven, gas hob, part wall tiled, built in storage cupboard, upvc double glazed window with sea view and central heating radiator.

## Utility:

6'4" x 5'0" (1.95m x 1.54m)

Fitted with base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled, space for a fridge/freezer and upvc double glazed window.

## Second reception room/bedroom:

11'9" x 9'0" (3.59 x 2.75m)

A spacious front facing double room, three upvc double glazed windows with sea view and central heating radiator.

## Bedroom:

15'2" x 15'1" (4.63 x 4.61m )

A spacious front facing double room, three upvc double glazed windows and central heating radiator.

### Bedroom:

9'7" x 9'3" (2.94 x 2.82m )

A rear facing double room, built in storage cupboard upvc double glazed window with sea view and central heating radiator.

### Bathroom:

9'10" x 7'8" (3.02 x 2.36m )

Comprises corner bath, shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, upvc double glazed window and ladder radiator.

### Notes:

Council tax band A

The property is leasehold

Service charge £1200 per annum

There is on street over night parking

### 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



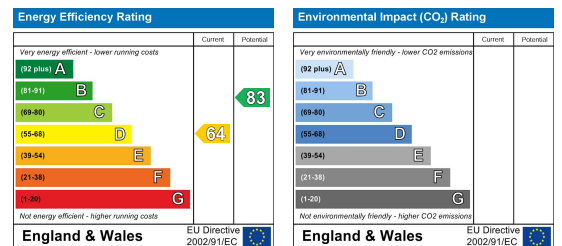
### Floor Plan



### 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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