



**9 West Street, Bridlington, YO15 3DX**

**Offers Over £175,000**



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Welcome to West Street in Bridlington, this mid-terrace house offers a perfect blend of modern living and coastal charm.

Recently renovated, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. With five well-proportioned bedrooms, there is ample space for families or those seeking extra room for guests or a home office.

The heart of the home is undoubtedly the newly fitted kitchen. The bathroom has also been tastefully updated, alongside a convenient utility area that enhances practicality.

Situated just 300 metres from the harbour and the beautiful south beach, this property is perfectly positioned for those who appreciate seaside living. The renowned Spa Royal Hall is also within easy reach, offering a variety of entertainment options. The town centre is conveniently accessible, ensuring that all local amenities are within a short stroll.

With no ongoing chain, this property presents an excellent opportunity for buyers looking to move in without delay.

Whether you are seeking a family home or a holiday retreat, this residence on West Street is sure to impress with its spacious interiors and location. Do not miss the chance to make this lovely house your new home.

### Entrance:

Door into inner lobby. Door into a spacious inner hall, tiled floor.

### Lounge/diner:

24'10" x 13'8" (7.57m x 4.17m)

### Lounge:

A spacious front facing room, upvc double glazed bay window, central heating radiator and archway into the dining room.

### Dining room:

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

### Kitchen:

11'10" x 8'3" (3.62m x 2.53m)

Fitted with a range of new modern base and wall units, stainless steel sink unit and free standing cooker. Part wall tiled, floor tiled, understairs storage cupboard, space for fridge/freezer, plumbing for washing machine, gas combi boiler fitted 2024, upvc double glazed window and central heating radiator.

### Utility:

7'11" x 6'11" (2.42m x 2.12m)

Fitted with a range of new modern base and wall units, part wall tiled, floor tiled and central heating radiator.

### First floor:

A spacious landing.

### Bedroom:

17'3" x 12'2" (5.26m x 3.71m)

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

### Bedroom:

12'1" x 11'3" (3.70m x 3.44m)

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

### Bathroom:

8'1" x 6'11" (2.47m x 2.12m)

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

### Wc:

8'1" x 2'8" (2.47m x 0.83m)

Wc, wash hand basin with vanity unit and single glazed window.

## Second floor:

Upvc double glazed window. Access to large boarded loft space.

## Bedroom:

12'0" x 9'11" (3.67m x 3.04m)

A rear facing double room, built in storage cupboard, painted floor boards, upvc double glazed window and central heating radiator.

## Bedroom:

12'1" x 8'3" (3.69m x 2.54m)

A front facing double room, built in storage cupboard, period fireplace, upvc double glazed window and central heating radiator.

## Bedroom:

12'1" x 7'4" (3.69m x 2.26m)

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

## Exterior:

To the front of the property is a small walled garden.

## Yard:

To the rear of the property is a low maintenance courtyard.

## 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



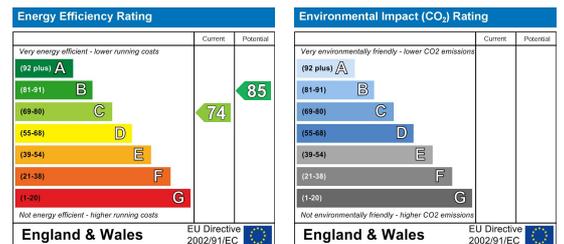
Floor Plan



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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