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38 Scarborough Road, Bridlington, YO16 7PG

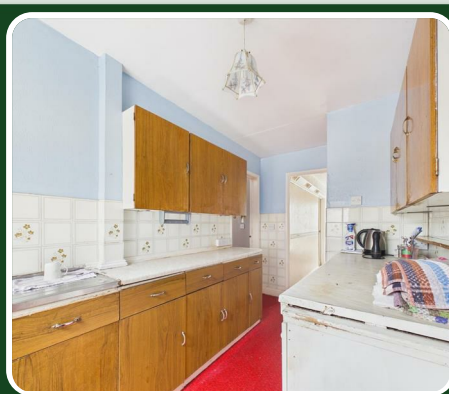
Price Guide £139,950



38 Scarborough Road

Bridlington, YO16 7PG

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Welcome to Scarborough Road in the coastal town of Bridlington. This semi-detached house presents an excellent opportunity for those seeking a family home with considerable potential.

The property features two reception rooms and kitchen perfect for both relaxation and entertaining. Alongside three bedrooms and a bathroom that offer ample space for family living.

Situated near Bridlington's Old Town, residents will enjoy easy access to a variety of local shops, inviting eateries, art galleries, and traditional pubs. The area is well-served by convenient bus routes.

Whether you are looking to make it your own or invest in a promising property, this home on Scarborough Road is certainly worth considering.

Entrance:

Upvc double glazed door into inner hall.

Lounge:

11'9" x 11'8" (3.59m x 3.58m)

A front facing room, gas fire, upvc double glazed bay window and upvc double glazed window.

Dining room:

11'7" x 10'4" (3.54m x 3.15m)

A rear facing room, gas fire with a tiled surround and two upvc double glazed windows.

Kitchen:

11'6" x 6'5" (3.52m x 1.97m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, understairs storage cupboard, upvc double glazed window and upvc double glazed door onto the garden.

First floor:

Bedroom:

14'10" x 12'0" (4.53m x 3.68m)

A front facing double room, upvc double glazed bay window, built in wardrobes and cupboards.

Bedroom:

11'8" x 10'5" (3.56m x 3.19m)

A rear facing double room, built in storage cupboards housing hot water store and upvc double glazed window.

Bedroom:

7'2" x 4'11" (2.20m x 1.51m)

A front facing single room, upvc double glazed window.

Bathroom:

6'5" x 5'7" (1.97m x 1.71m)

Comprises bath with electric shower over, wc, wash hand basin, full wall tiled and upvc double glazed window.

Exterior:

To the front and side of the property are walled gardens

with lawn, borders of shrubs and bushes.
To the rear elevation is a private driveway leading to the garage.

Notes:

Council tax band B

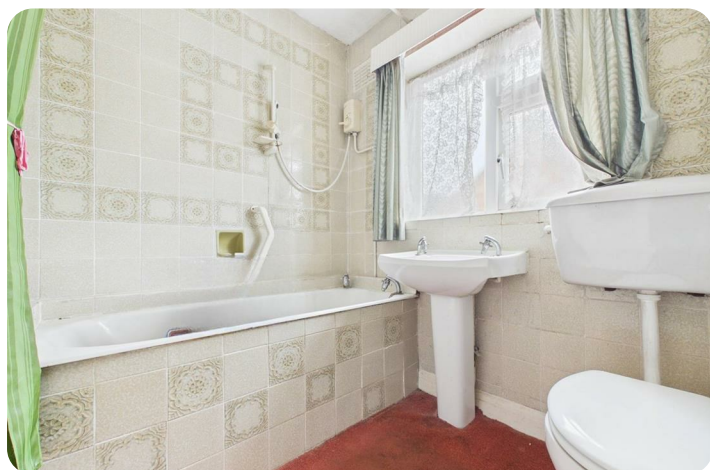
Purchase procedure

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

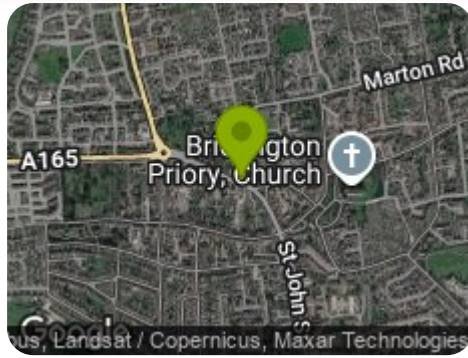
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result 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



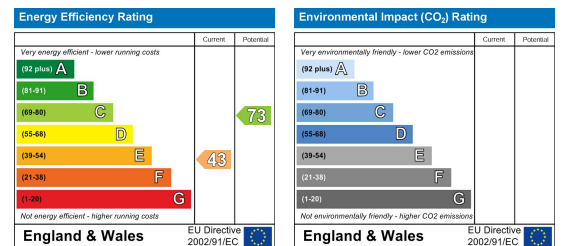
Floor Plan



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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