



**BELT**  
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## 5 Buckrose Grove, Bridlington, YO16 4EQ

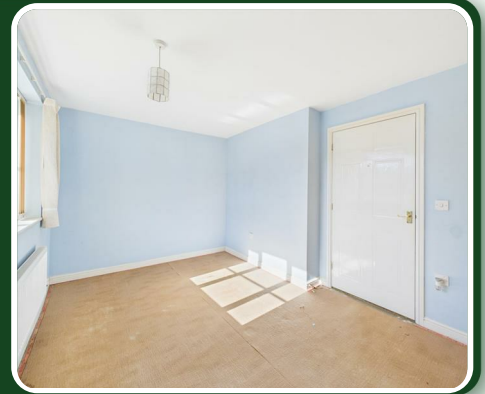
Price Guide £69,950



# 5 Buckrose Grove

Bridlington, YO16 4EQ

Price Guide £69,950



Welcome to this ground floor apartment located on Buckrose Grove, Bridlington.

This property is an excellent opportunity for those looking to downsize, first-time buyers, or even as a second home by the coast.

The apartment features a well-proportioned reception room that offers a comfortable space for relaxation and entertaining. With one bedroom, it provides a cosy retreat. The bathroom is conveniently located.

Situated within a modern residential development just off Brett Street, this apartment benefits from a handy location. Residents will appreciate the close proximity to a local parade of shops on Quay Road, where you can find everything you need for daily living, including a post office and various amenities.

Don't miss the chance to make this lovely apartment your new home.

## Entrance:

Door into outer porch, door leads into the lounge/diner.

## Lounge/diner:

18'4" x 10'4" (5.61m x 3.17m)

A spacious front facing room, electric fire in a wood surround, deep built in storage cupboard, upvc double glazed window, central heating radiator and archway into the kitchen.

## Kitchen:

12'5" x 6'0" (3.81m x 1.83m)

Fitted with a range of base and wall units, stainless steel

sink unit, electric oven, gas hob with extractor over. Part wall tiled, built in storage cupboard housing gas combi boiler, plumbing for washing machine, two upvc double glazed windows and central heating radiator.

## Bedroom:

12'10" x 9'4" (3.93m x 2.87m)

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

## Bathroom:

6'5" x 6'0" (1.98m x 1.85m)

Comprises bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, upvc double glazed and central heating radiator.

## Exterior:

One private car parking space.

## Notes:

Council tax band: A

Leasehold 999 years from 1 January 2003.

There is a service charge £713.90 a year (paid in half yearly instalments of £356.95). In addition there is annual ground rent of £50

No dogs

## 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:

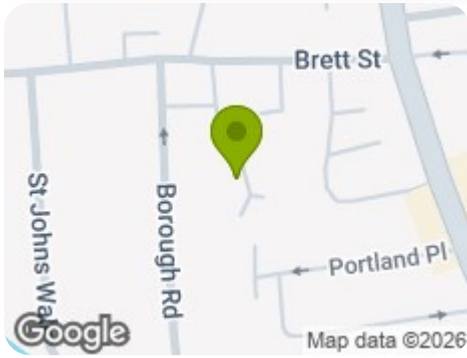
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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.



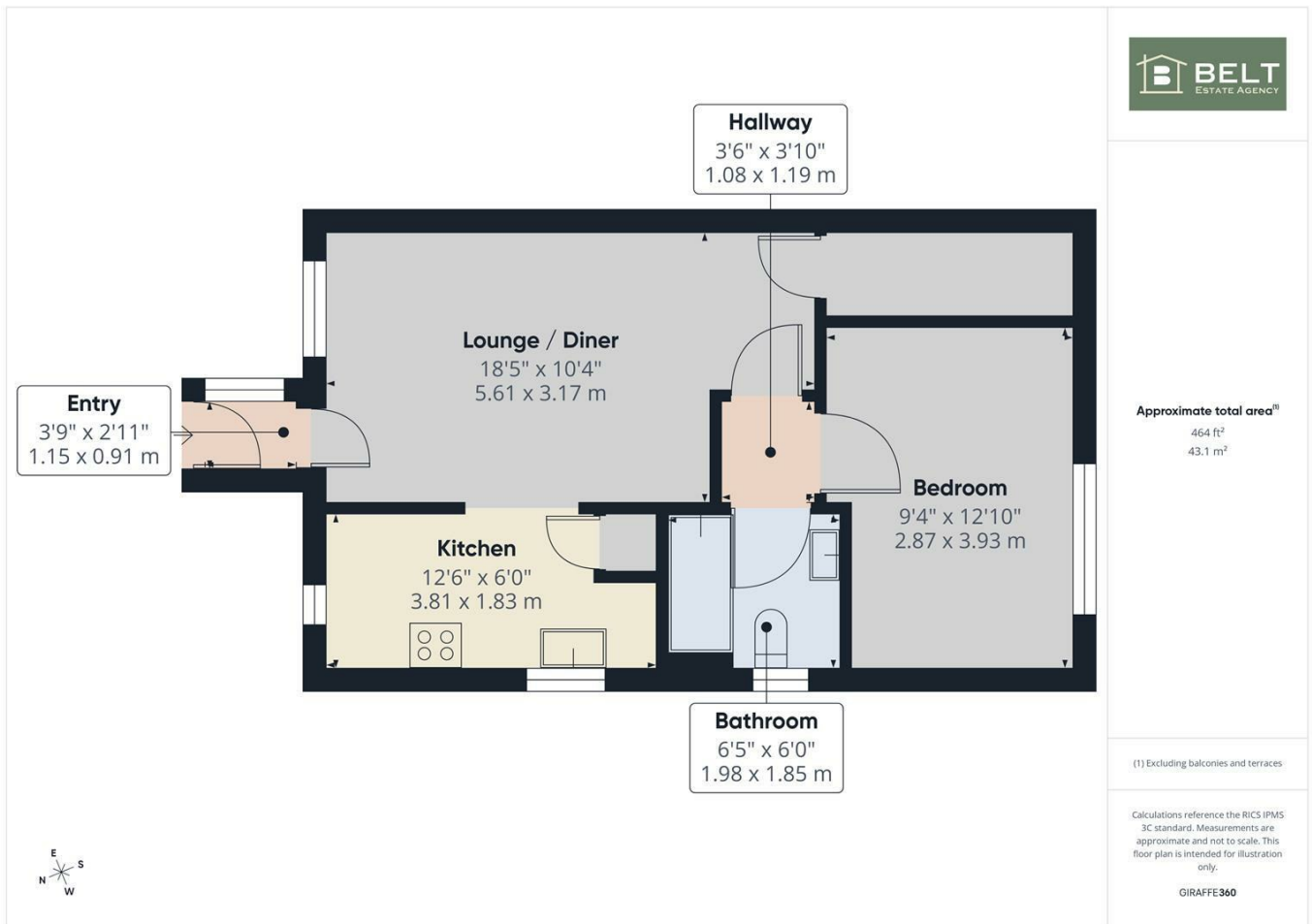
Road Map

Hybrid Map

Terrain Map



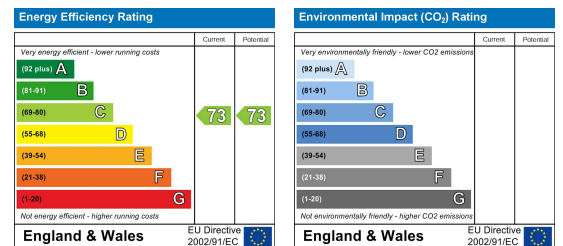
### Floor Plan



### 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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