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12a Kirkgate, Bridlington, YO16 7BW

Price Guide £69,950



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A purpose built ground floor flat opposite the Baylegate and Church Green, adjacent to the Priory Church. Convenient for the historic High Street and the heart of the old town. close to local shops, pubs, restaurants etc. The property comprises: lounge, kitchen, one bedrooms and bathroom. Exterior: communal gardens.

Entrance:

A communal hallway to the main property with rear door leading to communal gardens.
Access to Flat A:

Private inner hall:

Feature timber block flooring leads to:

Lounge:

13'6" x 11'10" (4.13m x 3.63m)

A front facing room with views of the Baylegate. Upvc double glazed window, central heating radiator and timber block flooring.

Kitchen:

10'7" x 8'3" (3.23m x 2.52m)

A rear facing room with pleasant aspect looking over rear gardens. Fitted with base and wall units, sink unit, fitted gas cooker, plumbing for automatic washing machine. upvc window, gas fired central heating boiler and central heating radiator.

Bathroom:

7'2" x 5'10" (2.20m x 1.80m)

A white suite of bath with shower attachment, wash hand basin, w.c. full tiled surround, upvc window and ladder radiator.

Bedroom:

13'6" max x 9'8" (4.12m max x 2.97m)

A front facing double room with range of fitted wardrobes, dressing shelf etc. Upvc window, views over Baylegate and central heating radiator.

Exterior:

To the rear of the property is a large shared garden with extensive lawn area plus raised seating area.

Tenure:

Freehold with a deed of covenant. The service charge is £250 p.a. that covers shared electric, communal hall and gardening etc.

Notes:

All internal doors are modern wood panelled design.
Council tax band A

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

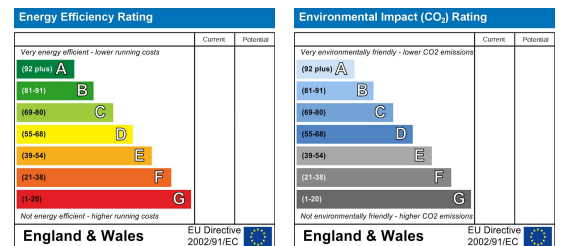


Floor Plan

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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