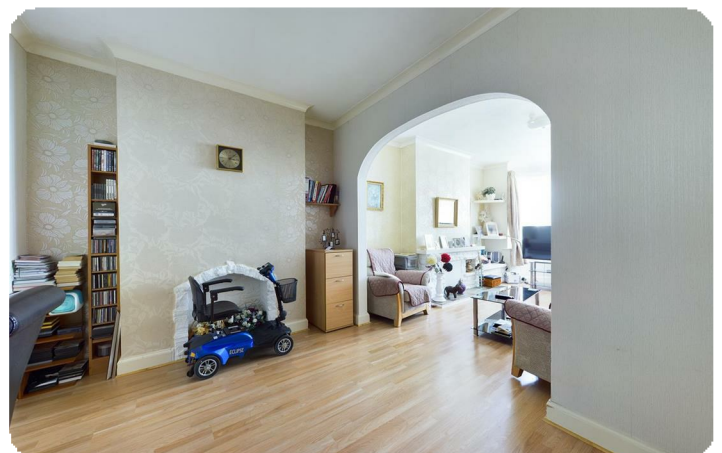




54 New Burlington Road, Bridlington, YO15 3HS

Price Guide £149,950



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, Bridlington, YO15 3HS

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A spacious five bedroom inner terraced house situated close to the town centre, supermarkets, train station, access to the south beach and harbour.

The property comprises: Ground floor: lounge/diner, wc, dining room and kitchen. First floor: three double bedrooms and bathroom. Second floor: two further double bedrooms. Exterior: yard. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall. Understairs storage cupboard and central heating radiator.

Lounge:

14'1" x 9'11" (4.30m x 3.03m)

A front facing room, fire place with stone surround, upvc double glazed bay window and central heating radiator. Archway into:

Dining area:

14'3" x 9'8" (4.35m x 2.95m)

Central heating radiator.

Wc:

5'1" x 2'11" (1.57m x 0.90m)

Wc, wash hand basin, extractor, upvc double glazed window and central heating radiator.

Dining room:

11'9" x 10'1" (3.60m x 3.08m)

A rear facing room, gas fire, built in cupboards, upvc double glazed bay window and central heating radiator.

Kitchen:

12'2" x 9'10" (3.72m x 3.02m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over, Part wall tiled, plumbing for washing machine and gas combi boiler. Two upvc double glazed windows and upvc double glazed door onto the rear yard area.

First floor:

Upvc double glazed window.

Bedroom one:

16'11" x 11'1" (5.17m x 3.39m)

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

Bedroom two:

14'3" x 9'9" (4.35m x 2.99m)

A rear facing double room, wash hand basin, built in cupboard, upvc double glazed window and central heating radiator.

Bedroom three:

11'7" x 9'10" (3.55m x 3.01m)

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

Bathroom:

8'5" x 6'7" (2.59m x 2.02m)

A wet room with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, two upvc double glazed windows and central heating radiator.

Second floor:

Upvc double glazed window and built in storage cupboards.

Bedroom four:

14'0" x 11'2" (4.29m x 3.41m)

A front facing double room, wash hand basin, upvc double glazed window and central heating radiator.

Bedroom five:

17'5" x 9'9" (5.31m x 2.98)

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

Exterior:

To the front of the property is a small walled frontage. To the rear of the property is a yard with two sheds.

Notes:

Council tax band: C

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:

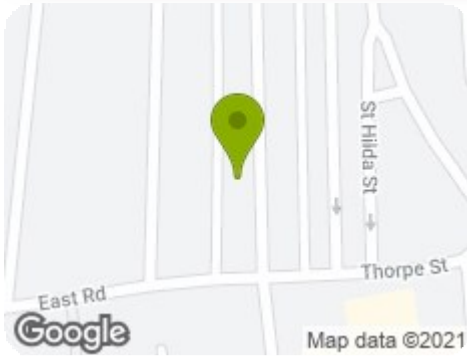
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



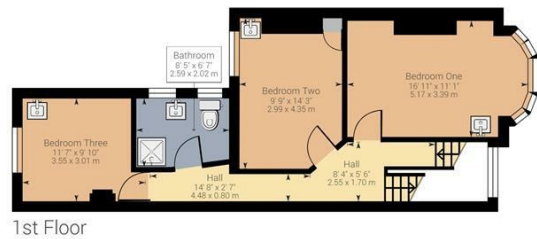
Road Map

Hybrid Map

Terrain Map



Floor Plan



Approximate net internal area: 1608.40 ft² / 149.43 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

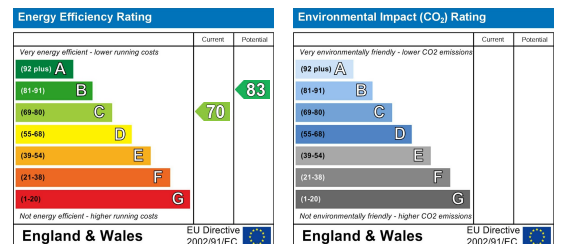


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Viewing

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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