



**BELT**  
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**1 Hustler Road, Bridlington, YO16 6QZ**

**Price Guide £345,000**



# I Hustler Road

, Bridlington, YO16 6QZ

## Price Guide £345,000



A beautifully presented four bedroom detached house offering good size living space. Situated in this prime location just off Fortyfoot on the north side of Bridlington convenient for local schools, access to town centre and north foreshore is within approximately half a mile. Early viewing advised.

This traditional property comprises: Ground floor: lounge, dining room, sitting room, shower room and kitchen/diner. First floor: four good size double bedrooms and spacious house bathroom. Exterior: gardens, private driveway for parking four cars and garage. Upvc double glazing and gas central heating.

### Entrance:

Upvc double glazed door into a spacious hall, understairs storage cupboard and central heating radiator.

### Lounge:

18'5" x 12'0" (5.63m x 3.68m )

A double aspect room, gas fire with feature period tiled surround. Upvc double glazed bay window, two circular stain glass windows and central heating radiator.

### Dining room:

12'5" x 11'6" (3.81m x 3.53m )

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

### Sitting room

10'9" x 9'9" (3.30m x 2.99m )

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

### Shower room:

9'1" x 3'8" (2.79m x 1.13m )

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor and stainless steel ladder radiator.

### Kitchen/diner:

16'11" x 10'5" (5.17m x 3.18m )

A spacious rear facing room, fitted with a range of base and wall units, under cupboard lighting, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, floor tiled, plumbing for dishwasher, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

### First floor:

A spacious landing, feature long stain glass window, central heating radiator and built in storage cupboard with central heating radiator.

### Bedroom one:

18'10" x 12'1" (5.76m x 3.70m )

A spacious double aspect room, extensive fitted wardrobes and cupboards. Upvc double glazed window, upvc double glazed bay window and central heating radiator.

### Bedroom two:

12'5" x 10'5" (3.81m x 3.19m )

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

### Bedroom three:

11'8" x 10'10" (3.58m x 3.31m )

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

### Bedroom four:

10'4" x 6'7" (3.16m x 2.01m )

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

### Bathroom:

10'2" x 8'11" (3.12m x 2.73m)

A spacious bathroom comprising corner bath with shower attachment, shower cubicle with electric power shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a block paved double driveway for parking up to four cars.

### Gardens:

To the front and side aspect of the property is a private secluded garden with lawn. To the rear of the property is a low maintenance block paved patio garden and water fountain.

### Garage:

16'0" x 10'10" (4.90m x 3.31m)

Power, lighting, over head storage, gas boiler, hot water store, sink unit, plumbing for washing machine and space for a tumble dryer.

### Notes:

Council tax band: E

### 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:

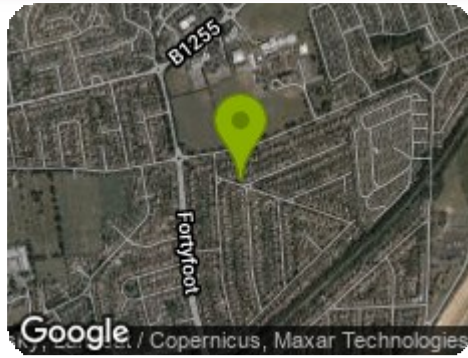
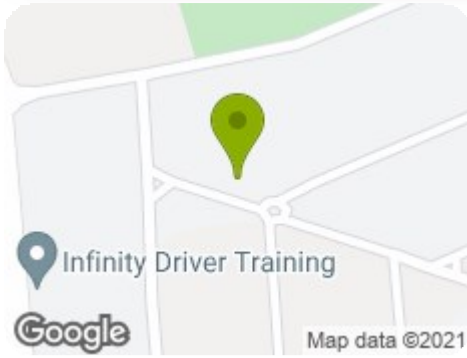
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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

Ground Floor Building 1

1st Floor Building 1

**Approximate total area<sup>(1)</sup>**  
1533.35 ft<sup>2</sup>  
142.45 m<sup>2</sup>

(1) Excluding balconies and terraces

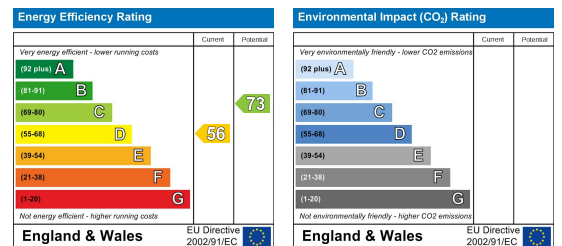
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

## 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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