



BELT
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25 St. Georges Avenue, Bridlington, YO15 2ED

Price Guide £109,950



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A very spacious four bedroom terraced house ideal for an investor. Located in the centre of Bridlington, this property has convenient access for: shops, restaurants, cafes, Bridlington north side and Leisure world.

The property comprises: Ground floor: lounge, dining room, kitchen diner, utility room. First floor: Three double bedrooms one with en suite, bathroom, separate w.c. Second floor: Two double bedrooms and velux windows. Exterior: Yard with shed and two small out buildings.

Entrance:

Door into inner hall, central heating radiator and under stairs storage.

Lounge:

13'0"max x 12'2" (3.98mmax x 3.73m)

A front facing room with one upvc double glazed bay window and two central heating radiator.

Dining Room:

12'2" x 11'3"max (3.73m x 3.44mmax)

A rear facing room with a single glazed window.

Kitchen/diner:

19'1" x 10'11"max (5.83m x 3.35mmax)

A rear facing room fitted with a range of base and wall units, stainless steel one and half sink unit, electric oven, gas hob with extractor over. A gas combi boiler, two single glazed windows with door onto yard area. Arch way into utility room.

Utility room:

7'8" x 4'1" (2.36m x 1.27m)

Plumbing for washing machine, wash and hand basin and one single glazed window.

First Floor:

Bedroom One:

17'0"max x 10'11" (5.19mmax x 3.35m)

A L shaped front facing double room with two upvc double glazed window and one central heating radiator.

En Suite:

6'11"max x 5'6" (2.11mmax x 1.69m)

Comprises: shower cubicle with plumbed in shower, w.c, wash hand basin, wood panelling, extractor and central heating radiator.

Bedroom Two:

12'1" x 10'1" (3.69m x 3.09m)

A rear facing double bedroom with a wash and hand basin, one central heating radiator and one upvc double glazed window.

Bedroom Three:

11'1"max x 10'1" (3.38mmax x 3.09m)

A rear facing double bedroom with a wash hand basin, one central heating radiator and upvc double glazed window.

Bathroom:

6'10" x 5'7" (2.10m x 1.71m)

Comprises: bath with shower attachment, w.c, wash hand basin, part wall tiled, extractor, shaver socket and one upvc double glazed window.

Seperate W.C:

W.c and one upvc double glazed window.

Second Floor:

Flux windows over head and one central heating radiator.

Bedroom Four:

15'10" x 10'11"max (4.84m x 3.33mmax)

A front facing double bedroom with a apex ceiling. Wash hand basin, central heating radiator and one upvc double glazed window.

Bedroom Five:

10'10"max x 10'1" (3.32mmax x 3.08m)

A rear facing double bedroom with a apex ceiling. Wash hand basin, central heating radiator and one upvc double glazed window.

Exterior

To the rear of the property is a walled yard area with two smaller outer buildings and a shed.

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



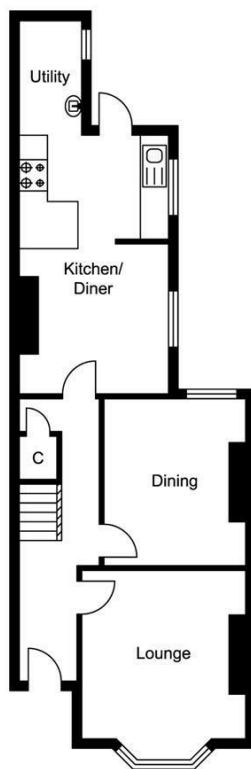
Road Map

Hybrid Map

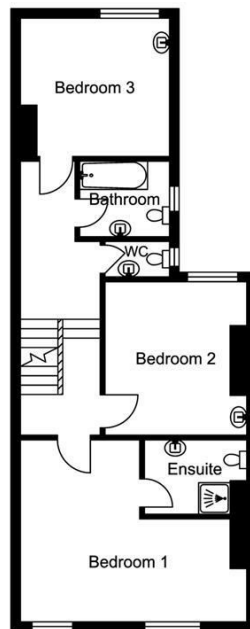
Terrain Map



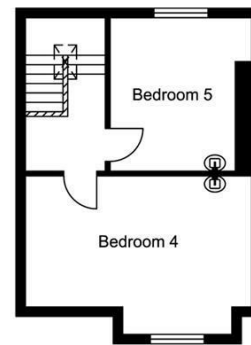
Floor Plan



Ground Floor



First Floor



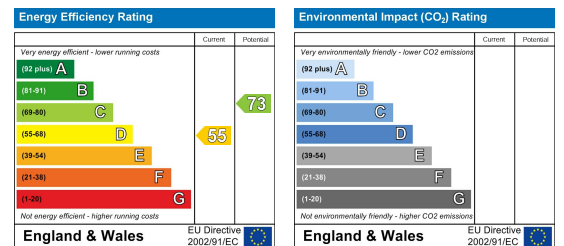
Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

