



BELT
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Flat 2 4 Belle Vue, Bridlington, YO15 2ET

Price Guide £59,950



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PROTECTED

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, Bridlington, YO15 2ET

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A modernised first floor apartment in this particularly attractive Georgian style listed residence. The property is thought to date from circa 1850. Located in the centre of town only a short distance to the sea front. Ideal residence for weekend/holiday home alternatively well suited for permanent residence or buy-to-let property. The property is freehold.

Comprises: lounge/diner, modern kitchen, one bedroom and modern bathroom. No ongoing chain.

Entrance:

Door into:

Lounge/diner:

16'0" x 10'9" max (4.89m x 3.29m max)

A side facing room, sash window and two central heating radiators.

Kitchen:

9'3" x 7'4" (2.84m x 2.26m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Integrated washing machine and fridge, gas boiler, oak flooring, sash window and central heating radiator.

Bedroom:

12'11" x 6'0" (3.96m x 1.83m)

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

Bathroom:

8'6" x 6'7" (2.60m x 2.01m)

Comprises a modern suite "p" shaped bath with plumbed in shower above, wc and wash hand basin. Part wall tiled, floor tiled, shaver socket, extractor, stainless steel ladder radiator and double glazed window.

Notes:

Council tax band A.

The property is freehold

There is a £20/month fee which pays for communal lighting, safety lighting, fire alarm testing yearly and the fire unit testing every 6 months, and the building insurance.

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

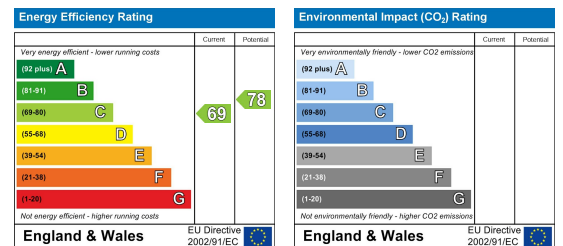
before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.

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.