



BELT
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32 Eastfield Road, Bridlington, YO16 7DZ

Price Guide £159,950



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A three bedroom semi detached house with ground floor extension to the rear offering good size living space. Situated just off Sewerby Road in a good residential location close to local shops, schools, bus routes etc. Ideal for first time buyer/family.

The property comprises: lounge, dining room, sun lounge, modern kitchen and utility area. First floor: three bedrooms and modern bathroom. Exterior: gardens and private driveway with ample parking. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, upvc double glazed window, central heating radiator and understairs storage cupboard with plumbing for wc.

Lounge:

13'3" x 12'10" max (4.06m x 3.92m max)

A front facing room, modern electric wall mounted fire, upvc double glazed window and central heating radiator. Archway into:

Dining room:

9'9" x 10'10" (2.98m x 3.31m)

Central heating radiator and archway into.

Sun lounge:

9'8" x 6'4" (2.95m x 1.95m)

A rear facing room, central heating radiator, velux window and upvc double glazed french doors onto the garden.

Kitchen:

9'0" x 8'3" (2.76m x 2.52m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, gas combi boiler, integrated microwave, and dishwasher. Archway into:

Utility area:

6'3" x 7'1" (1.93m x 2.16m)

Fitted with modern base and wall units, plumbing for washing machine, part wall tiled, upvc double glazed window and upvc double glazed stable door onto the garden.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom one:

13'3" x 10'11" (4.06m x 3.34m)

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

Bedroom two:

13'3" max x 9'10" (4.04m max x 3.00m)

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

Bedroom three:

8'8" x 8'4" (2.66m x 2.55m)

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

Bathroom:

8'2" x 5'8" (2.51m x 1.75m)

Comprises a modern suite "p" shaped bath with shower attachment, wc and wash hand basin. Extensive wall tiling, floor tiled, built in storage cupboard, stainless steel ladder radiator and two upvc double glazed windows.

Exterior:

To the front of the property is a pebbled garden. To the side elevation is a private driveway with ample parking.

Garden:

To the rear of the property is a fenced enclosed garden. Decked patio to lawn and a large 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:

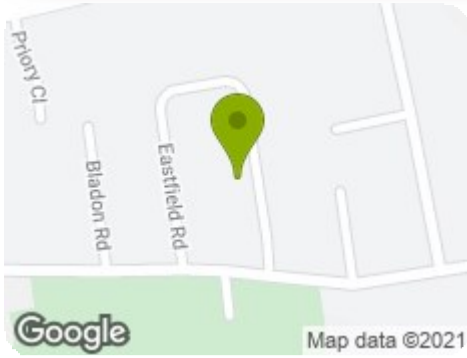
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



Road Map

Hybrid Map

Terrain Map

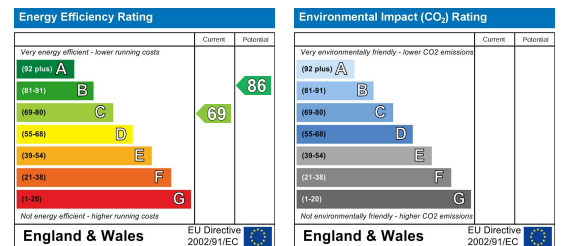


Floor Plan

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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