



**Flat 3, 4 Trinity Road, Bridlington, YO15 2EY**

**Price Guide £45,000**



# Flat 3, 4 Trinity Road

, Bridlington, YO15 2EY

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A one bedroom first floor freehold flat situated in a central location convenient for town and access to the north foreshore. Ideal for weekend retreat or investment. The property comprises: spacious private entrance to staircase to first floor, lounge, kitchen, one double bedrooms and bathroom. Exterior: Forecourt for parking one small car. No ongoing chain.

### Private self contained entrance:

Upvc double glazed door into inner lobby. Door into inner hall, staircase to first floor.

### Landing:

Two built in storage cupboards.

### Lounge:

12'9" x 11'8" max (3.91m x 3.56m max)

A rear facing room, fire place with wood surround, built in storage cupboard and three upvc double glazed windows.

### Kitchen:

5'0" x 3'2" (1.54m x 0.97m)

Fitted with base unit, stainless steel sink unit, part wall tiled and upvc double glazed window.

### Bedroom:

11'3" max x 8'9" (3.43m max x 2.67m)

A rear facing double room, upvc double glazed window.

### Bathroom:

7'6" x 4'9" (2.30m x 1.47m )

Comprises bath, wc and wash hand basin. Full wall tiled, hot water tank, stainless steel ladder radiator and upvc double glazed window.

### Exterior:

Complete with lockable outhouse providing useful storage. To the front of the property is parking for one small car.

### Notes:

The property has been re-wired.

The property is freehold with a deed of covenant.

Council tax band: A

### 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

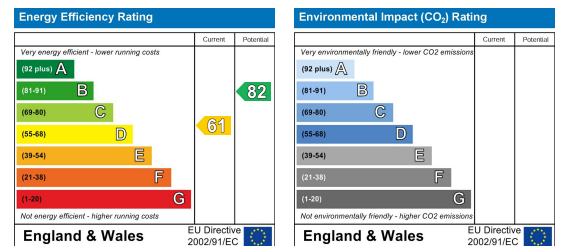


### Floor Plan

### 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.

