



59 St. Hilda Street, Bridlington, YO15 3EE

Price Guide £129,950



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An opportunity to acquire a large family house with seven bedrooms and a further attic studio room with bedroom and lounge area. The property has been modernised/updated in recent years by the current owners works include a full electrical re-wire, new plumbing throughout including the installation of a new central heating system with a "Baxi Duotec 33" combi boiler, roof insulation installed, new upvc double glazed windows and doors throughout. Located within walking distance of the harbour and south beach (approx. 500 yds) and close to the town centre and town centre shops, railway station etc. Briefly comprises: Lounge, dining room, kitchen, workshop/porch, seven bedrooms and further studio attic bedroom, bathroom and further w.c. Exterior: low maintenance frontage and rear yard. Although there is only a small front garden and rear yard with the property, the lack of garden space is compensated by the availability and free use of a communal garden area which is located directly outside the property.

Entrance

Partially glazed upvc door to inner hall.

Inner Hall

Laminate flooring and central heating radiator with built in feature mirrored radiator surround.

Lounge

10'11" x 12'2" (3.35m x 3.71m)

A front facing room with central heating radiator, upvc double glazed bay window and space for fire in chimney breast. Through to dining room:

Dining Room

12'0" x 10'9" (3.68m x 3.30m)

Upvc double glazed window, central heating radiator and built in cupboard.

Kitchen

20'8" x 7'7" (6.30m x 2.32m)

Fitted with a range of base and wall units, integrated hob with over head stainless steel extractor, double oven and microwave. Stainless steel one and half sink with plumbing for washing machine and dishwasher. Tiled walls with two upvc double glazed windows, central heating radiator and under stair storage cupboard.

Porch/Workshop

8'0" x 5'8" (2.46m x 1.74m)

Tiled floor with upvc double glazed window and one and half upvc double glazed door to rear yard.

First Floor

Upvc double glazed window and central heating radiator.

Bathroom

9'7" x 4'11" (2.94m x 1.50m)

Comprises: Jacuzzi bath with electric shower over, wash and hand basin, W.C and vanity unit. Fully tiled walls with central heating radiator and upvc double glazed window.

Room One

8'10" plus bay x 8'0" (2.70m plus bay x 2.46m)

A rear facing single bedroom currently being used as a craft room/study/office. Upvc bay window, laminate flooring and central heating radiator. Built in storage cupboard housing the central heating boiler.

Room Two

10'10" x 7'5" (3.32m x 2.28m)

Upvc double glazed window and central heating radiator.

Room Three (Main Bedroom)

12'3"max x 10'11"bay (3.74mmax x 3.33mbay)

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

Room Four

13'4"max x 10'5"max (4.08mmax x 3.19mmax)

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

Second Floor

Central heating radiator.

Room Five

10'10" x 7'5" (3.32m x 2.28m)

Upvc double glazed window and central heating radiator.

Room Six

12'3" x 10'11" (3.74m x 3.35m)

A front facing double room with built in cupboard, upvc double glazed window and central heating radiator.

Room Seven

8'7"max x 5'6" (2.64mmax x 1.70m)

A rear facing double room with built in cupboard, upvc double glazed window and central heating radiator.

W.C.

5'3" x 2'9" (1.61m x 0.84m)

W.C and extractor fan.

Third Floor

Upvc double glazed window.

Room Eight/Nine (Studio Bedroom)

9'8" in x 8'0" and 12'2" av x 10'9" (2.95min x 2.46m and 3.72av x 3.29m)

A front facing studio comprising two rooms with apex ceilings, of lounge area and bedroom both with central heating radiators and roof velux windows.

Exterior

To the rear of the property is a gated yard with a timber shed. To the front of the property is a slate chipped low maintenance front. On street parking and opposite property is a gated communal garden area.

Notes

Council Band - B

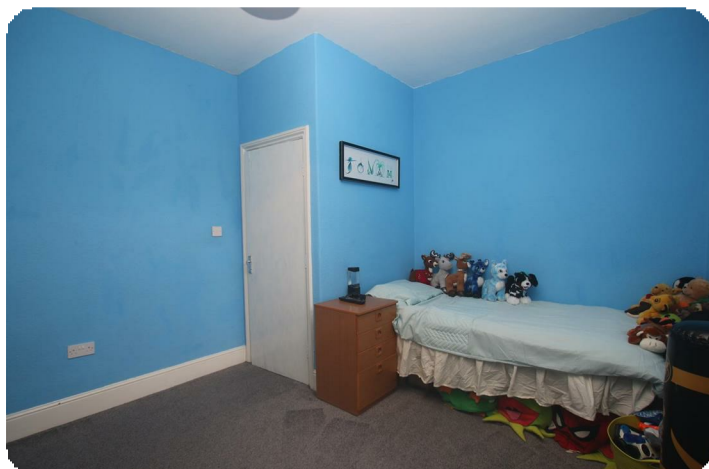
Opposite the property is a gated garden area that is open to the public. Bedrooms are ordered one to eight in ascending order from first to third floor

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.

Purchasing 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.



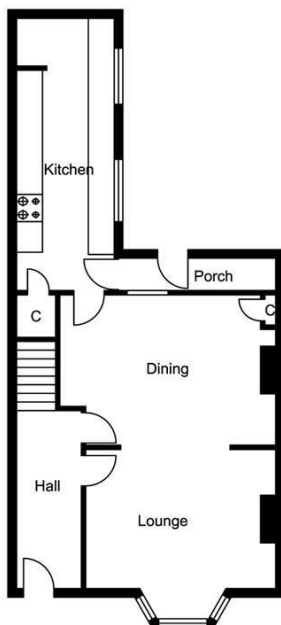
Road Map

Hybrid Map

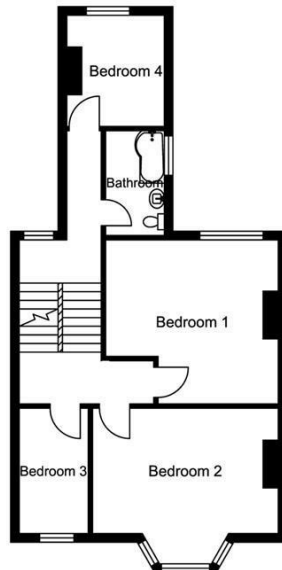
Terrain Map



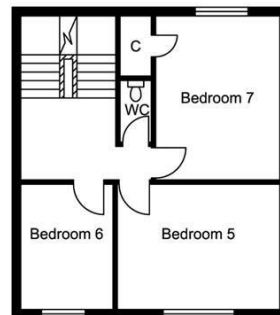
Floor Plan



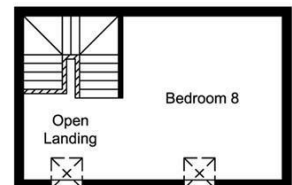
Ground Floor



First Floor



Second Floor



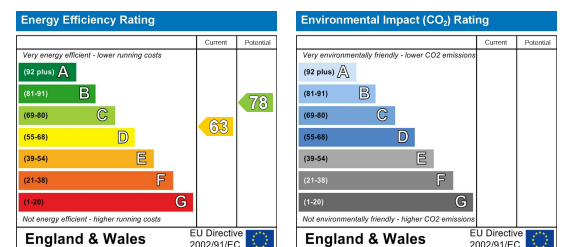
Third Floor

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.