BELT
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28 Belvedere Road, Bridlington, YO15 3NA

Price Guide £220,000

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The Property Ombudsman

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28 Belvedere Road

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Welcome to Belvedere Road in the coastal town of Bridlington. A two bedroom semi detached bungalow situated in a prime south side location.
The property features two reception rooms, perfect for both relaxation and entertaining. Two well-appointed bedrooms provide ample space for restful nights and a bathroom is designed for practicality.
One of the standout features of this bungalow is its enviable position, just a stone's throw from the stunning south beach and the Belvedere Golf Club. Residents will enjoy picturesque rear views over the golf course, creating a serene backdrop for everyday living.
The town centre of is within easy reach, offering an array of shops, restaurants, and leisure activities. Whether you like a leisurely stroll along the harbour or a visit to the renowned Bridlington Spa, everything you need is conveniently close at hand.
This bungalow is perfect for those seeking a retreat by the sea while still being connected to the amenities of Bridlington.
It is sure to appeal to a wide range of buyers.
Don't miss the opportunity to make this lovely bungalow your new home.

Entrance:

Upvc double glazed door into inner porch, inner hall, central heating radiator.

Lounge:

15'7" x 11'10" (4.76m x 3.63m)

A front facing reception room, gas fire in a wood surround, upvc double glazed bay window and central heating radiator.

Dining Room:

8'8" x 7'3" (2.65m x 2.23m)

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

Kitchen:

8'8" x 7'3" (2.66m x 2.23m)

Fitted with a range of base and wall units, stainless steel sink unit, electric cooker with extractor above, full wall tiled, gas boiler, upvc double glazed window and pantry with washing machine.

Upvc rear porch:

4'11" x 3'6" (1.50m x 1.07m)

Built in storage cupboard and door onto the garden.

Bedroom:

14'4" x 11'3" (4.37m x 3.45m)

A front facing double bedroom, built in wardrobe and cupboards. Upvc double glazed bay window, upvc double glazed window and central heating radiator.

Bedroom:

11'8" x 7'6" (3.58m x 2.30m)

A rear facing double bedroom, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bathroom:

8'9" x 6'3" (2.67m x 1.91m)

Comprises shower cubicle with plumbed shower, wc and wash hand basin. Part wall tiled, shower panelling, built in

storage cupboards, upvc double glazed window and central heating radiator.

Exterior:
To the front of the property is a walled garden with lawn and pebbled borders.
To the side of the property is a shared driveway with ample parking leading to the garage.

Garden:
To the rear of the property is a fenced enjoying views over the Belvedere Golf Course. This well-maintained garden features a pebbled area leading to a lawn, complemented by established borders of hedges, shrubs and bushes. A greenhouse.

Garage:
Double opening doors.

Notes:
Council tax band: C

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







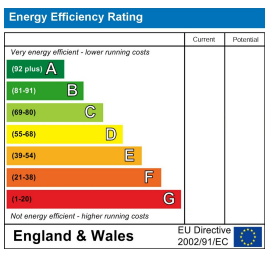
Floor Plan

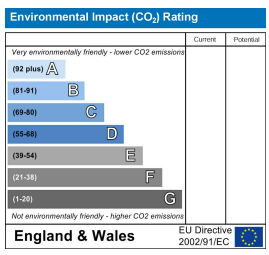


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.