



BELT
ESTATE AGENCY

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51 Borough Road, Bridlington, YO16 4HN

Price Guide £135,000



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Welcome to Borough Road in the coastal town of Bridlington, this end-terrace house presents an excellent opportunity for first-time buyers or investors.

With three well-proportioned bedrooms, bathroom, two reception rooms and kitchen/diner this property offers ample space for comfortable living.

Conveniently situated near local shops, schools, and bus routes, providing easy access to the old town. Here, you will find a delightful array of shops, galleries, eateries, and public houses.

Entrance:

Upvc double glazed door into inner lobby, understairs storage cupboard and window. Door into inner hall, central heating radiator.

Lounge:

15'1" x 13'6" (4.61m x 4.13m)

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

Dining room:

10'8" x 10'5" (3.26m x 3.19m)

A front facing room, double glazed bay window.

Kitchen:

16'2" x 13'4" (4.95m x 4.07m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, gas combi boiler, slate flooring, plumbing for washing machine, three double glazed windows and door onto the courtyard.

First floor:

Double glazed window and two central heating radiators.

Bedroom:

13'8" x 12'0" (4.17m x 3.66m)

A front facing double room, two double glazed windows and central heating radiator.

Bedroom:

11'11" x 10'5" (3.64m x 3.20m)

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

Bedroom:

16'1" x 5'5" (4.91m x 1.67m)

A front facing double room, two double glazed windows and central heating radiator.

Bathroom:

7'3" x 5'11" (2.23m x 1.81m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, floor tiled, double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a fenced frontage.

Yard:

To the side of the property is gated access to a private car parking space and courtyard.

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



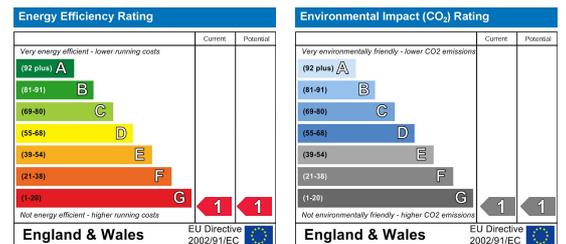
Floor Plan



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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