



39 North Street, Bridlington, YO15 2DZ

Price Guide £69,950



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Welcome to North Street in the coastal town of Bridlington, this two-bedroom first-floor maisonette presents an excellent opportunity.

With its central location, residents will find themselves just moments away from a array of shops, restaurants, and the harbour.

The maisonette features a spacious reception room, perfect for enjoying quiet evenings at home. A kitchen/diner, two well-proportioned bedrooms that offer comfortable living spaces, suitable for a variety of needs. The bathroom is conveniently located, ensuring practicality for everyday living.

This property is not only an ideal starter home for first-time buyers but also a fantastic option for those looking to downsize or invest in a rental opportunity.

Communal entrance:

Upvc double glazed door leads into communal hall.

Private entrance:

Private entrance door leads to staircase to first floor landing, electric radiator and staircase to the second floor.

Lounge:

13'10" x 11'1" (4.24m x 3.39m)

A spacious front facing room, bay window, gas fire with marble inset and wood surround.

Kitchen/diner:

12'4" x 8'5" (3.77m x 2.58m)

Fitted with a range of base and wall units, stainless steel

sink unit, part wall tiled, space for fridge/freezer, boiler, plumbing for washing machine, hot water store and upvc double glazed window.

Bathroom:

14'11" x 5'10" (4.56m x 1.80m)

Comprises free standing bath, wc and wash hand basin. Wood wall panelling, two windows and gas wall heater.

Second floor:

Fixed sky light.

Bedroom:

12'9" x 11'2" (3.91m x 3.41m)

A front facing double room, upvc double glazed window and electric heater.

Bedroom:

12'6" x 7'3" (3.82m x 2.23m)

A rear facing double room, upvc double glazed window and electric heater.

Notes:

Council tax band: A

The property is leasehold. 125 year lease from 1990

Ground rent £50 a year

Service charge £190 a year

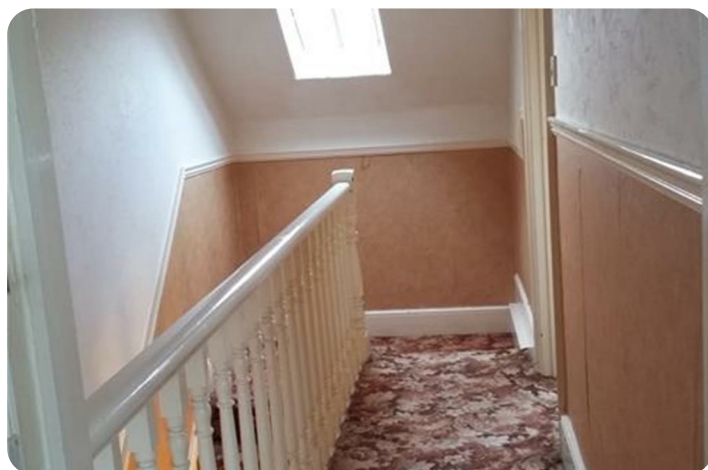
Purchase procedure

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



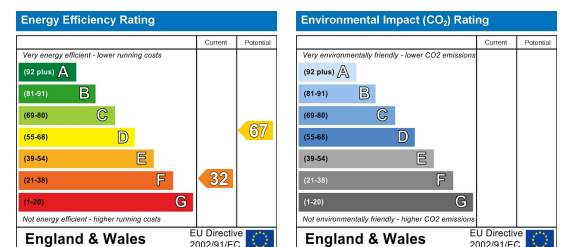
Floor Plan



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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