



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



## 10 New Burlington Road, Bridlington, YO15 3HS

Price Guide £159,950



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Welcome to this three-bedroom semi-detached house located on New Burlington Road in the seaside town of Bridlington.

This well-presented property is an ideal home for families or those seeking a comfortable retreat by the coast.

The house features two inviting reception rooms and kitchen providing ample space for relaxation and entertaining. Three well appointed bedrooms and a modern bathroom.

One of the standout features of this property is location. Conveniently close to the town centre, residents will enjoy easy access to a variety of local amenities, including supermarkets and shops. For those who appreciate the coast, the south beach and harbour are just a short stroll away, perfect for leisurely walks.

This semi-detached house is not only a lovely home but also a fantastic opportunity to embrace the coastal lifestyle that Bridlington has to offer. Do not miss the chance to make this house your new home.

## **Entrance:**

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

## **Lounge:**

**10'8" x 10'2" (3.27m x 3.12m)**

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

## **Dining room:**

**10'10" x 9'6" (3.32m x 2.91m)**

A rear facing room, fireplace with tiled inset and wood surround. Built in storage cupboard and drawers. Central heating radiator and upvc double glazed door onto the rear garden.

## **Kitchen:**

**10'9" x 6'0" (3.30m x 1.83m)**

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, gas combi boiler, space for fridge/freezer, plumbing for washing machine and upvc double glazed window.

## **First floor:**

Upvc double glazed window and access to the loft space.

## **Bedroom:**

**10'8" x 8'9" (3.26m x 2.67m)**

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

## **Bedroom:**

**10'9" x 9'10" (3.28m x 3.00m)**

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

### Bedroom:

7'9" x 6'11" (2.38m x 2.12m)

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

### Bathroom:

8'5" x 6'9" (2.59m x 2.08m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is small walled paved garden.

### Garden:

To the rear of the property is a low maintenance fenced garden, paved and pebbled.

### Notes:

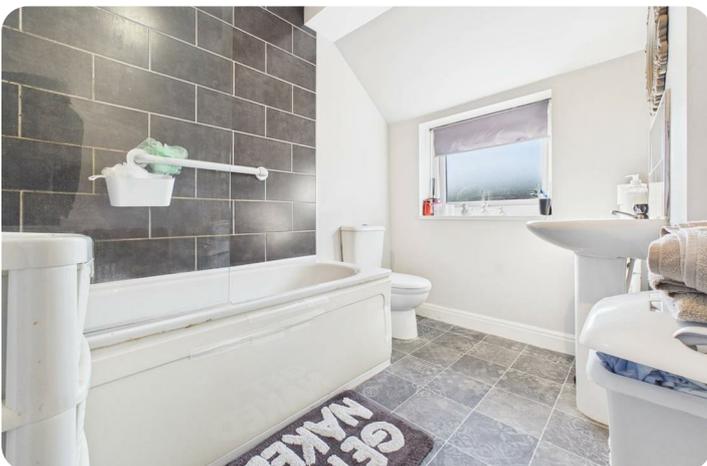
Council tax band: B

### 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



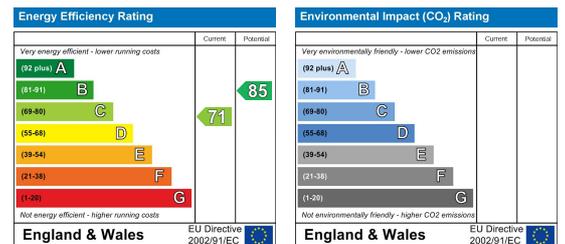
## Floor Plan



## 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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