



**9 Richmond Street, Bridlington, YO15 3DL**

**Price Guide £55,000**



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, Bridlington, YO15 3DL

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Spacious one bedroom ground floor flat in convenient location close to the South beach and harbour and within walking distance to the town centre.

### Entrance

Upvc glazed door to inner reception room.

### Dining Area

9'9" x 13'8" (2.99m x 4.18m )

This inner reception room was previously used as a dining room.

### Kitchen

9'3" max x 7'10" max (2.84m max x 2.39m max)

Kitchen with a range of wall and base units with stainless steel extractor hood, stainless steel sink and drainer, plumbing for washer, Worcester boiler, two upvc windows, one central heating radiator and one glazed upvc door to rear communal yard.

### Bathroom

4'3" x 6'1" (1.32m x 1.86m )

Wash hand basin, w.c., bath with shower attachment over, one upvc window and one central heating radiator.

### Lounge

11'3" x 11'10" plus bay (3.45m x 3.61m plus bay)

Front facing lounge with bay upvc window and one central heating radiator.

### Bedroom

11'3" plus bay x 13'7" max (3.43m plus bay x 4.15m max)

Front facing double bedroom with bay upvc window and one central heating radiator.

### Exterior

Two steps from the kitchen door lead to the yard which also has side gate access and a brick built adjoining outbuilding currently used for storage.

The yard is a communal space and currently able to be used by the other two flat owners, however there is an option to purchase their share (£1000 total) to enable sole use.

### Notes

Council tax band: A

Leasehold with a share of the Freehold.

Lease recently extended by 200 years.

### 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.

### 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

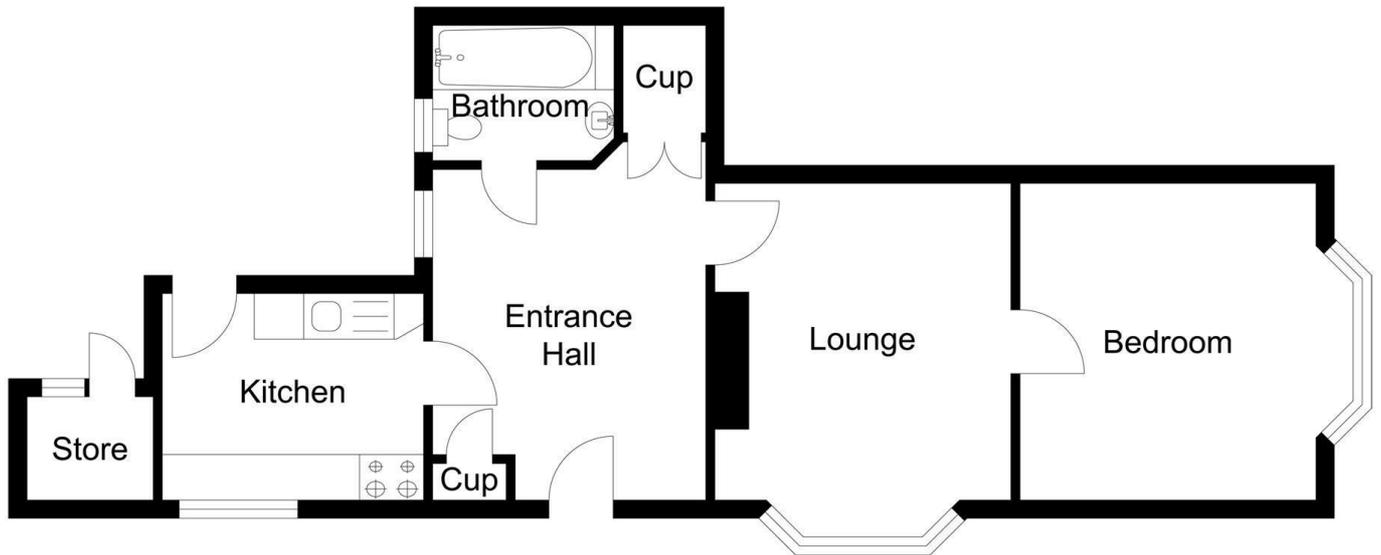
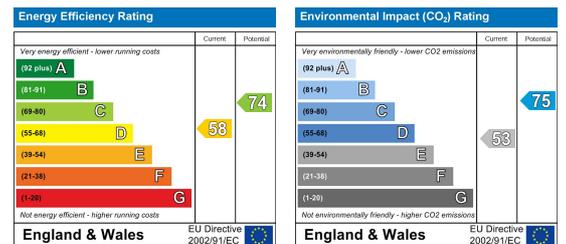


Illustration for identification purposes only, measurements are approximate, not to scale.

### 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.



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