



## 27A Belvedere Parade, Bridlington, YO15 3LX

Price Guide £490,000





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Welcome to the picturesque Belvedere Parade in Bridlington, this semi-detached house offers a splendid opportunity for both permanent living and holiday retreats. Spanning an impressive 1,195 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it ideal for families or those seeking extra space.

One of the standout features of this residence is its breathtaking, uninterrupted views across the south bay and beach. Imagine waking up to the soothing sounds of the sea and enjoying your morning coffee while gazing at the stunning coastline. The property is close to a pathway leading down to the lower Promenade and beach, perfect for leisurely strolls or walks along the shore.

The house is in good move-in condition, allowing you to settle in with ease. The generous rear garden offers a outdoor space for relaxation or entertaining, while the ample parking provision adds to the convenience of this prime location.

For those who enjoy golf, the Belvedere golf course is a mere 200 yards away, providing an excellent opportunity for leisure activities. Additionally, the property is ideally situated for those who appreciate the beauty of coastal walks, whether heading back towards the harbour and town or south towards Fraisthorpe beach.

With no ongoing chain, this property presents a seamless transition for prospective buyers. Whether you are looking for a permanent residence or an exclusive holiday home with great letting potential, this delightful house on Belvedere Parade is not to be missed.

### Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard, central heating radiator and courtesy door into the garage.

### Bedroom:

10'2" x 10'2" (3.11 x 3.11m)

A front facing double room, upvc double glazed window with stunning sea view and central heating radiator.

### Bedroom:

10'2" x 6'11" (3.11 x 2.12m)

A rear facing single room, central heating radiator and upvc double glazed french doors onto the rear garden.

### Bathroom:

5'8" x 3'8" (1.73 x 1.13m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, shaver socket, upvc double glazed window and central heating radiator.

### First floor:

Central heating radiator, walk in large storage cupboard with upvc double glazed window and central heating radiator.

### Wc:

6'6" x 2'11" (2.00 x 0.90m)

Wc, wash hand basin with vanity unit, full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

### Kitchen:

13'2" x 10'2" (4.02 x 3.11m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, free standing electric cooker with stainless steel extractor above. Part wall tiled, plumbing for washing machine, space for a fridge/freezer, gas boiler, two upvc double glazed windows and central heating radiator.

### Lounge:

19'5" x 13'8" (5.94 x 4.18m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed window with stunning sea views, two central heating radiators and upvc double glazed patio doors onto the outer balcony.

### Outer balcony:

Glass balustrade, tiled floor, stunning views over the south bay.

### Second floor:

Upvc double glazed window.

**Bedroom:**

12'3" x 10'0" (3.74 x 3.05m)

A front facing double room, walk in storage cupboard and wardrobe. Upvc double glazed window with stunning sea view and central heating radiator.

**Bedroom:**

12'3" x 9'0" (3.75 x 2.75m)

A front facing double room, two upvc double glazed windows with stunning sea view and central heating radiator.

**Bathroom:**

9'1" x 5'10" (2.79 x 1.78m)

Comprises bath with shower attachment, wc and wash hand basin with vanity unit. Wall tiled, wall panelling, shaver socket, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a block paved driveway with ample parking.

**Garden:**

To the rear of the property is a good size private garden. Large block paved patio area to lawn with borders of shrubs and bushes. Two timber built sheds and water point.

**Garage:**

Electric roller door, power and lighting.

**Notes:**

Council tax band E

**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:**

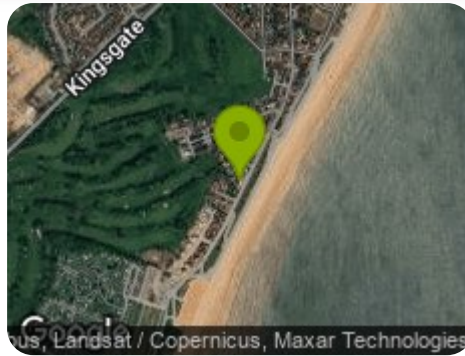
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



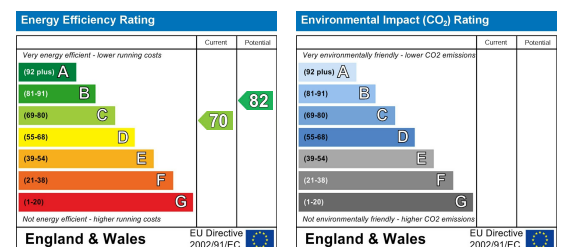
## Floor Plan



## 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



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