



BELT
ESTATE AGENCY

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5 Stuart Close, Bridlington, YO15 3TD

Price Guide £325,000



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A four bedroom detached house situated on a good size tucked away plot and offers spacious living accommodation. Located in a sought after area on the south side of Bridlington. Within a convenient distance of the south foreshore, Belvedere Golf course, local schools, shops and access on to the main Bridlington/Hull road. An ideal family home.

The property comprises: Ground floor: spacious lounge, conservatory, modern kitchen, dining room, wc and office . First floor: four double bedrooms, two modern en-suites and modern bathroom. Exterior: good size private rear garden, double driveway with extensive parking and double garage. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, understairs storage cupboard and central heating radiator.

Lounge:

24'11" x 11'1" (7.62m x 3.38m)

A spacious double aspect room, gas fire with marble inset and wood surround. Upvc double glazed bay window, two central heating radiators and upvc double glazed french doors into:

Upvc conservatory:

12'1" x 8'7" (3.69m x 2.64m)

Over looking the garden.

Kitchen:

17'5" x 8'2" (5.31m x 2.50m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric NEFF double oven and gas hob with stainless steel extractor over. Part wall tiled, standalone fridge/freezer, plumbing for dishwasher and washing machine. Upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation. Archway into:

Dining room:

11'0" x 8'4" (3.36m x 2.56m)

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

Office:

8'10" x 8'7" (2.70m x 2.62m)

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

Wc:

5'0" x 3'8" (1.53m x 1.14m)

Wc, wash hand basin, gas boiler, upvc double glazed window and central heating radiator.

First floor:

Built in storage cupboard housing hot water store, central heating radiator.

Bedroom:

16'3" x 9'0" (4.96m x 2.76m)

A front facing double room, built in wardrobes, upvc double glazed bay window and central heating radiator.

En-suite:

5'8" x 4'6" (1.75m x 1.38m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, stainless steel ladder radiator and upvc double glazed window.

Bedroom:

10'11" x 10'9" (3.34m x 3.29m)

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

En-suite:

6'3" x 6'0" (1.92m x 1.84m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

Bedroom:

9'3" x 8'8" (2.83m x 2.66m)

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

Bedroom:

10'2" x 8'7" (3.10m x 2.64m)

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

Bathroom:

6'9" x 5'4" (2.06m x 1.65m)

Comprises bath, wc and wash hand basin. Part wall tiled, extractor, stainless steel radiator and upvc double glazed window.

Exterior:

To the front of the property is a block paved forecourt and double driveway with extensive parking leading to the garage.

Garden:

To the rear of the property is a good size private enclosed garden. Paved patio areas, lawn, well established borders of shrubs and bushes. A green house, a shed and water point.

Double garage:

Brick built double 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

Ground Floor

- WC: 3'8" x 5'9" (1.14 x 1.53 m)
- Study: 8'10" x 8'6" (2.70 x 2.62 m)
- Hallway: 3'6" x 5'8" (1.09 x 1.73 m)
- Hallway: 12'7" x 5'10" (3.84 x 1.78 m)
- Kitchen: 17'4" x 8'2" (5.31 x 2.50 m)
- Dining Room: 11'0" x 8'4" (3.36 x 2.56 m)
- Lounge: 25'0" x 11'1" (7.62 x 3.38 m)
- UPVC Conservatory: 12'1" x 8'7" (3.69 x 2.64 m)

Floor 1

- En-suite: 6'3" x 6'0" (1.92 x 1.84 m)
- Bedroom: 10'9" x 10'11" (3.29 x 3.34 m)
- Bedroom: 8'7" x 10'2" (2.64 x 3.10 m)
- Landing: 5'0" x 11'2" (1.54 x 3.42 m)
- Bathroom: 5'4" x 6'8" (1.65 x 2.06 m)
- Bedroom: 16'3" x 9'0" (4.96 x 2.76 m)
- Bedroom: 8'8" x 9'3" (2.66 x 2.83 m)
- En-suite: 4'6" x 5'8" (1.38 x 1.75 m)

Area Calculations:

- Approximate total area⁽¹⁾: 1452.16 ft² / 134.91 m²
- Reduced headroom: 9.12 ft² / 0.85 m²

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(1) Excluding balconies and terraces

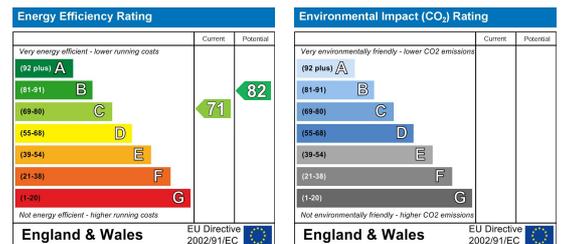
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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