BELT
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18 Harland Road, Bridlington, YO16 6RB

Price Guide £285,000

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The Property Ombudsman

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Price Guide £285,000





Welcome to this prime cul-de-sac location on Harland Road in the coastal town of Bridlington. This detached chalet-style house presents an ideal opportunity for families seeking a comfortable and spacious home.

Boasting three well-proportioned bedrooms, this property offers ample room for relaxation and personal space. The inviting reception room serves as a perfect gathering spot for family and friends, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is the large rear garden, providing an outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the property includes ample private parking ensuring convenience for residents and visitors alike.

Situated just off Fortyfoot on the north side of Bridlington, this home is conveniently located within close proximity to local schools, shops, and the town centre. The nearby north foreshore offers a lovely coastal escape, perfect for leisurely strolls or family outings.

This home on Harland Road is not to be missed.

Entrance:

Upvc double glazed door into outer porch. Door leads into a spacious inner hallway, central heating radiator, useful understairs storage cupboard and courtesy door into the garage.

Lounge/diner:

27'0" x 13'5" (8.25m x 4.10m)

Lounge:

A spacious rear facing room, electric fire with marble inset and wood surround. Central heating radiator, upvc double glazed bay with door onto the garden and archway into the dining room.

Dining room:

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

Kitchen:

12'5" x 9'9" (3.79m x 2.98m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, useful pantry and built in storage cupboards. Plumbing for a dishwasher, upvc double glazed window and central heating radiator.

Utility/porch:

Plumbing for a washing machine and upvc double glazed door onto the rear garden.

Bathroom:

10'3" x 7'10" (3.14m x 2.39m)

Comprising a modern suite, bath with shower attachment, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, two upvc double glazed windows and two ladder style radiators.

First floor:

Upvc double glazed window, built in storage cupboard and access to the loft space.

Bedroom:

13'8" x 8'11" (4.18m x 2.74m)

A spacious rear facing double room, built in mirrored sliding wardrobes, wash hand basin, upvc double glazed window and central heating radiator.

Bedroom:

13'4" x 9'10" (4.08m x 3.00m)

A spacious rear facing double room, built in mirrored sliding wardrobes, wash hand basin, upvc double glazed window and central heating radiator

Bedroom:

9'8" x 7'7" (2.96m x 2.32m)

A front facing double room, built in wardrobes and access to the eaves. Upvc double glazed window and central heating radiator.

Wc:

3'6" x 2'7" (1.09m x 0.80m)

Wc and upvc double glazed window.

Exterior:

To the front of the property a extensive block paved driveway with ample parking. Gated side access leads to the rear garden.

Garden:

To the rear of the property is a private, south facing garden. A large paved patio provides an ideal seating area, leading onto lawn with mature borders. The garden is further complemented by a timber built summer house and a timber built shed.

Garage:

16'3" x 9'11" (4.96m x 3.04m)

Electric up and over door, power, lighting, gas combi boiler fitted in 2022 and upvc double glazed window.

Notes:

Council tax band: D

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.

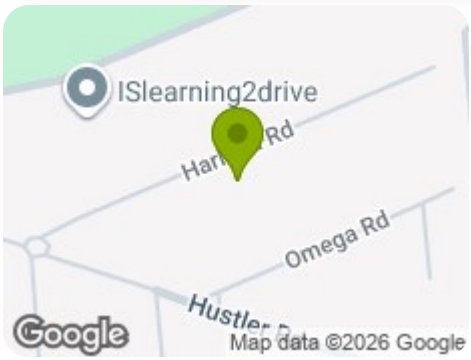


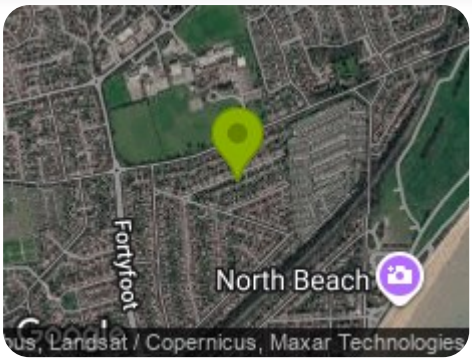






Road Map | Hybrid Map | Terrain Map







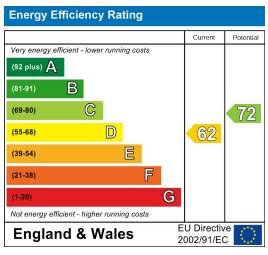
Floor Plan

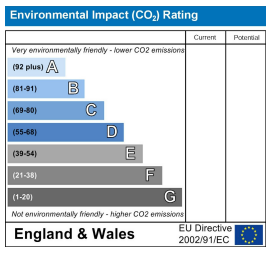


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.