



BELT
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74 Fortyfoot, Bridlington, YO16 7SG

Price Guide £250,000



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An extended five bedroom semi-detached house offering spacious living accommodation. Situated in this prime residential location, convenient for local schools, supermarket, access into town and approximately half a mile from the north foreshore. Ideal family home.

The property comprises: Ground floor: lounge, dining room and kitchen/diner. First floor: five bedrooms, house bathroom and shower room. Exterior: enclosed private rear garden, garage and private driveway with ample parking.

Entrance:

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

Lounge:

16'1" x 13'4" (4.92m x 4.08m)

A front facing room, gas fire with marble inset and wood surround. Aluminium double glazed bay window and central heating radiator.

Dining room:

16'4" x 12'2" (4.98m x 3.71m)

A rear facing room, gas fire, built in cupboards and shelves. Central heating radiator and single glazed bay with doors onto the garden.

Kitchen/diner:

21'8" x 8'5" (6.62m x 2.58m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Integrated fridge/freezer, plumbing for washing machine and dishwasher. Gas boiler, two single glazed windows, two central heating radiator and stable door onto the garden.

First floor:

Aluminium double glazed window.

Bedroom:

16'11" x 12'4" (5.17m x 3.76m)

A rear facing double room, built in cupboards, wash hand basin, double glazed bay window and central heating radiator.

Bedroom:

16'7" x 11'1" (5.06m x 3.40m)

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

Bedroom:

13'6" x 9'11" (4.13m x 3.04m)

A rear facing double room, built in drawers and cupboards. Wash hand basin, two double glazed windows and central heating radiator.

Bedroom:

8'3" x 7'8" (2.54m x 2.36m)

A front facing single room, wash hand basin, aluminium double glazed window and central heating radiator.

Bathroom:

10'6" x 5'2" (3.21m x 1.58m)

Comprises bath, wc and wash hand basin. Part wall tiled, built in storage cupboard housing hot water store, aluminium double glazed window, single glazed window and central heating radiator.

Bedroom:

8'3" x 7'8" (2.54m x 2.36m)

A front facing single room, wash hand basin, aluminium double glazed bay window and central heating radiator.

Shower room:

4'9" x 4'3" (1.47m x 1.32m)

Comprises, walk in shower with plumbed in shower, wc, full wall tiled and extractor.

Exterior:

To the front of the property is a enclosed walled garden which is mainly pebbled. To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a enclosed private garden. Patio area to lawn, well established borders of trees, shrubs and bushes.

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:

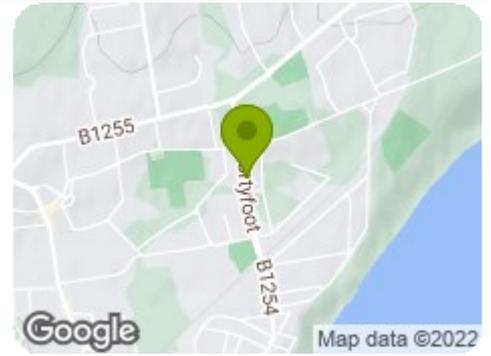
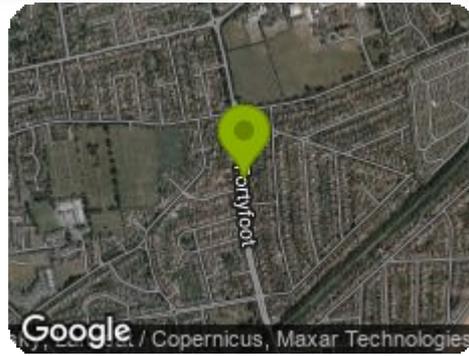
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



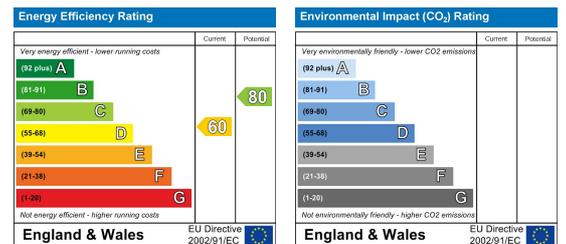
Floor Plan



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



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