



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



19 Kent Square, Bridlington, YO16 4RS

Price Guide £145,000



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PROTECTED

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A three bedroom mid terraced house located conveniently for local schools, close to access to estate shops, bus service routes etc. Ideal for a first time buyer or investor.

The property comprises: Ground floor: spacious lounge, kitchen/diner and breakfast room. First floor: three good size bedrooms, bathroom and separate wc. Exterior: gardens. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

17'10" x 10'7" (5.44m x 3.23m)

A spacious double aspect room, electric fire with marble inset and wood surround. Two upvc double glazed windows and central heating radiator.

Kitchen/diner:

13'6" x 10'4" (4.12m x 3.17m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, understairs storage cupboard, built in storage cupboard, upvc double glazed window and upvc double glazed door onto the garden. Archway into:

Breakfast room:

7'1" x 6'11" (2.18m x 2.12m)

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

First floor:

Upvc double glazed window.

Bedroom:

12'0" x 10'4" (3.66m x 3.16m)

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

Bedroom;

10'7" x 9'8" (3.24m x 2.96m)

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

Bedroom;

7'10" x 7'5" (2.40m x 2.28m)

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

Bathroom:

7'4" x 5'6" (2.24m x 1.69m)

Comprises bath with shower attachment, wash hand basin. part wall tiled, extractor, upvc double glazed window and central heating radiator.

Wc:

5'2" x 2'5" (1.60m x 0.76m)

Wc and upvc double glazed window.

Exterior:

To the front of the property is a open plan garden with lawn.

Garden:

To the rear of the property is a good size fenced enclosed garden with lawn.

Notes:

Council tax band: A

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



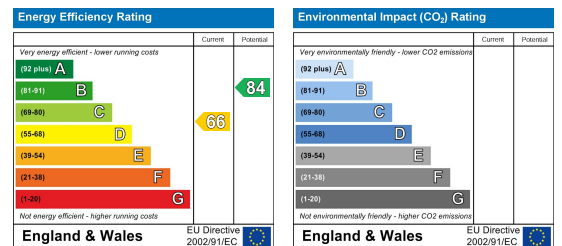
Floor Plan



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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