



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



1 Stuart Close, Bridlington, YO15 3TD

Price Guide £350,000



naea | propertymark
PROTECTED

I Stuart Close

Bridlington, YO15 3TD

Price Guide £350,000



Welcome to Stuart Close, Bridlington - a detached house in a prime south side location offering a generous living space, perfect for families. The property has been modernised throughout, ensuring it is in move-in condition. With four spacious bedrooms, this property offers ample space for a growing family or those who enjoy hosting guests. The heart of the home is undoubtedly the rear extension, which boasts a contemporary kitchen, dining, and living area. The bi-folding doors seamlessly connect this space to the garden, allowing for a delightful indoor-outdoor living experience, ideal for summer gatherings or quiet evenings.

Situated within a convenient distance of the south foreshore, Belvedere Golf course, local schools, shops and access on to the main Bridlington/Hull road.

This property is not to be missed, as it combines modern living with the comfort of a family home in a desirable location.

Entrance:

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

Wc:

4'11" x 2'8" (1.52m x 0.82m)

Wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Sitting room/office:

9'4" x 8'9" (2.85m x 2.69m)

A front facing room currently used as an office, upvc double glazed window and central heating radiator.

Lounge:

14'4" x 10'1" (4.38m x 3.08m)

A spacious side facing room, two upvc double glazed windows and two central heating radiators.

Open plan kitchen/dining/living:

Kitchen:

18'9" x 17'3" (5.73m x 5.27m)

Fitted with a range of modern base and wall units, Quartz worktops, breakfast bar, under cupboard lighting, inset stainless steel sink unit, electric Neff oven, integrated NEFF microwave and electric hob with stainless steel extractor over. Integrated dishwasher, fridge/freezer and wine cooler. Vertical radiator and door into the garage.

Dining/living:

12'5" x 11'3" (3.80m x 3.43m)

Over looking the garden, log burning stove, two central heating radiators, three velux windows and upvc bi-folding doors.

First floor:

Built in storage cupboard, central heating radiator and access to the loft space.

Bedroom:

11'4" x 8'11" (3.46m x 2.73m)

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

En-suite:

8'5" x 3'3" (2.59m x 1.01m)

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

Bedroom:

13'1" x 8'5" (3.99m x 2.58m)

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

Bedroom:

11'5" x 6'5" (3.49m x 1.97m)

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

Bedroom:

11'0" x 8'7" (3.36m x 2.62m)

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

Bathroom:

7'6" x 5'10" (2.30m x 1.78m)

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

Exterior:

To the front of the property is a open plan garden with lawn and block paved driveway with ample parking.

Garden:

To the rear of the property is a private fenced garden. Paved patio, lawn, pebbled areas, decked patio and borders of shrubs and bushes. Two timber built summer houses.

Garage:

16'7" x 8'3" (5.07m x 2.53m)

Electric door, power and lighting.

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



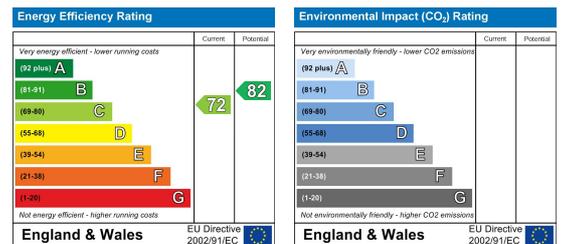
Floor Plan



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.



www.beltsestateagents.co.uk

