



1 Westways, St. Aidan Road, Bridlington, YO16 7SP

Price Guide £145,000



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Welcome to this ground floor apartment located on St. Aidan Road in the seaside town of Bridlington.

This purpose-built, detached property offers a spacious living area making it an ideal choice for both holidaymakers and those seeking a permanent residence.

The apartment features a well-appointed reception room that provides a warm and inviting space for relaxation and entertainment. With two comfortable bedrooms, it is perfect for small families or couples. The modernised kitchen and bathroom have been thoughtfully designed to meet contemporary standards.

One of the key advantages of this property is its convenient location. Situated near the junction of St. Aidan Road and Queensgate, residents will find themselves just a short distance from local parks, schools, and colleges, as well as easy access to the town centre and the beautiful north foreshore.

Additionally, the property includes parking for one vehicle, a valuable feature.

Currently operated as a holiday let, the contents of the apartment can be negotiated, providing flexibility for potential buyers.

This freehold apartment presents an excellent opportunity to own a modernised home in a sought-after location. Whether you are looking for a holiday retreat or a permanent residence, this property is sure to impress. Do not miss the chance to make this apartment your own.

Private entrance:

Upvc double glazed door into inner lobby, tiled floor. Door leads into the lounge.

Lounge/diner:

13'11" x 13'8" (4.25m x 4.18m)

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

Inner hall:

Central heating radiator.

Kitchen/diner:

12'4" x 5'9" (3.78m x 1.77m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, part wall tiled, space for a fridge/freezer, gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

Bedroom:

12'5" x 10'4" (3.81m x 3.16m)

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

Bedroom:

12'5" x 7'9" (3.80m x 2.38m)

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

Bathroom:

7'8" x 4'3" (2.36m x 1.31m)

Comprises a modern suite, bath with plumbed in shower

over, wash hand basin with vanity unit, full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Wc:

7'10" x 2'3" (2.41m x 0.69m)

Wc and wash hand basin.

Exterior:

To the rear of the property is a private car parking space.

Notes:

Council tax band A

The property is freehold with a deed of covenant.

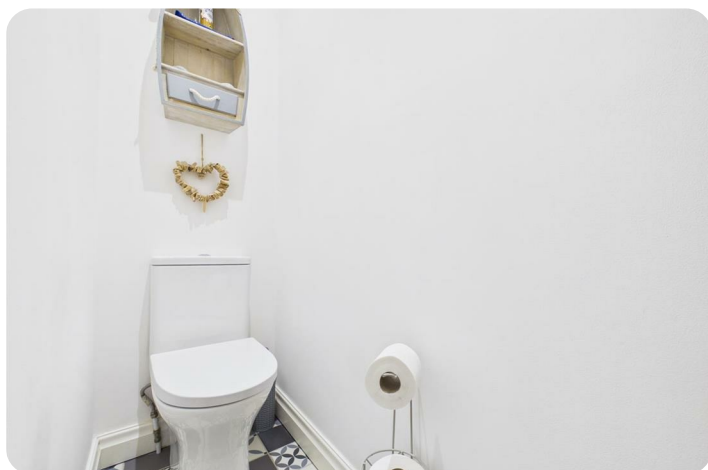
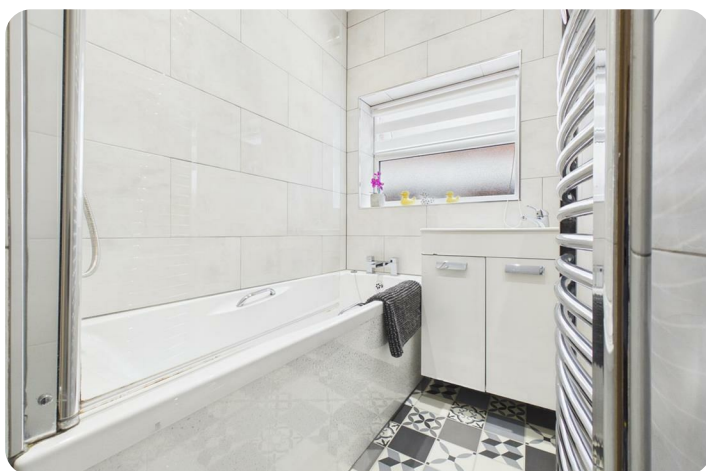
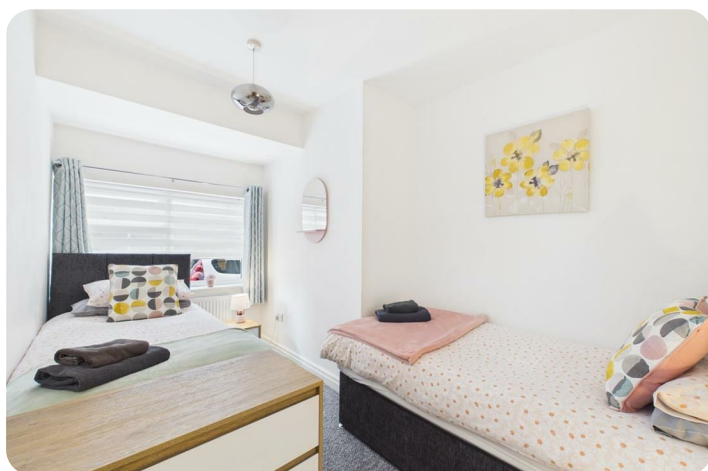
Any maintenance works are split between the four flat owners.

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.



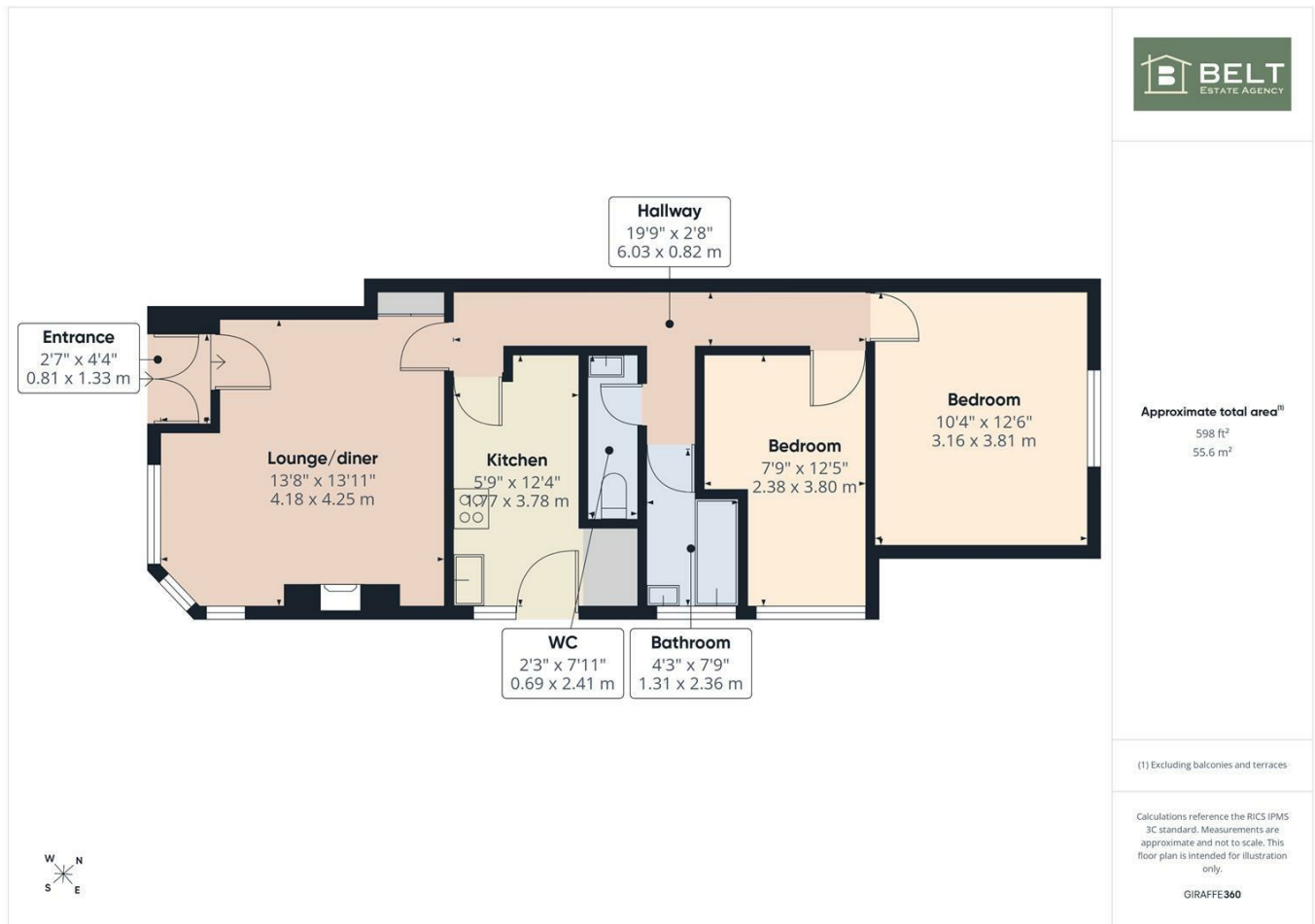
Road Map

Hybrid Map

Terrain Map



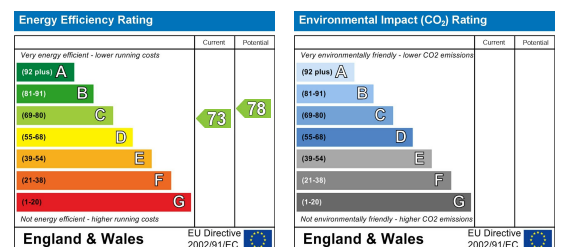
Floor Plan



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.