



BELT
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13 Olivers Lane, Bridlington, YO15 2AS

Price Guide £150,000



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Welcome to Olivers Lane in the coastal town of Bridlington. This end-terrace house is an ideal opportunity for first-time buyers seeking a modern and convenient lifestyle. Built in 2022, the property boasts a contemporary design.

Upon entering, you will find a spacious reception room that seamlessly flows into a modern open-plan kitchen, dining, and living area. This layout is perfect for entertaining guests or enjoying family time. The ground floor is designed to maximise space and light, making it a welcoming environment for all.

The property features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is thoughtfully designed, catering to the needs of modern living.

The location is particularly advantageous, as it is within easy reach of local amenities, including a post office, train station, doctors' surgery, and a supermarket. This ensures that all your daily needs are just a stone's throw away.

This end-terrace house on Olivers Lane is a perfect blend of modern living and convenience, making it an excellent choice for those looking to step onto the property ladder.

Entrance:

Upvc double glazed door leads directly into the kitchen.

Wc:

7'3" x 2'8" (2.22m x 0.82m)

Wc, wash hand basin, extractor and chrome ladder radiator.

Open plan kitchen/dining/living:

30'5" x 12'6" (9.29m x 3.83m)

Kitchen/diner:

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, integrated fridge/freezer, part wall tiled, upvc double glazed window and central heating radiator.

Living area:

A rear facing room, understairs storage cupboard, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

Bedroom:

12'4" x 12'3" (3.78m x 3.74m)

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

Bedroom:

12'4" x 9'7" (3.77m x 2.93m)

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

Bathroom:

7'8" x 5'5" (2.34m x 1.67m)

Comprises "P" shaped bath with plumbed in shower over, wc and wash hand basin. Wall panelling, extractor and chrome ladder radiator.

Exterior:

To the rear of the property is a fenced low maintenance garden, paved and pebbled.
One allocated car parking space.

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.



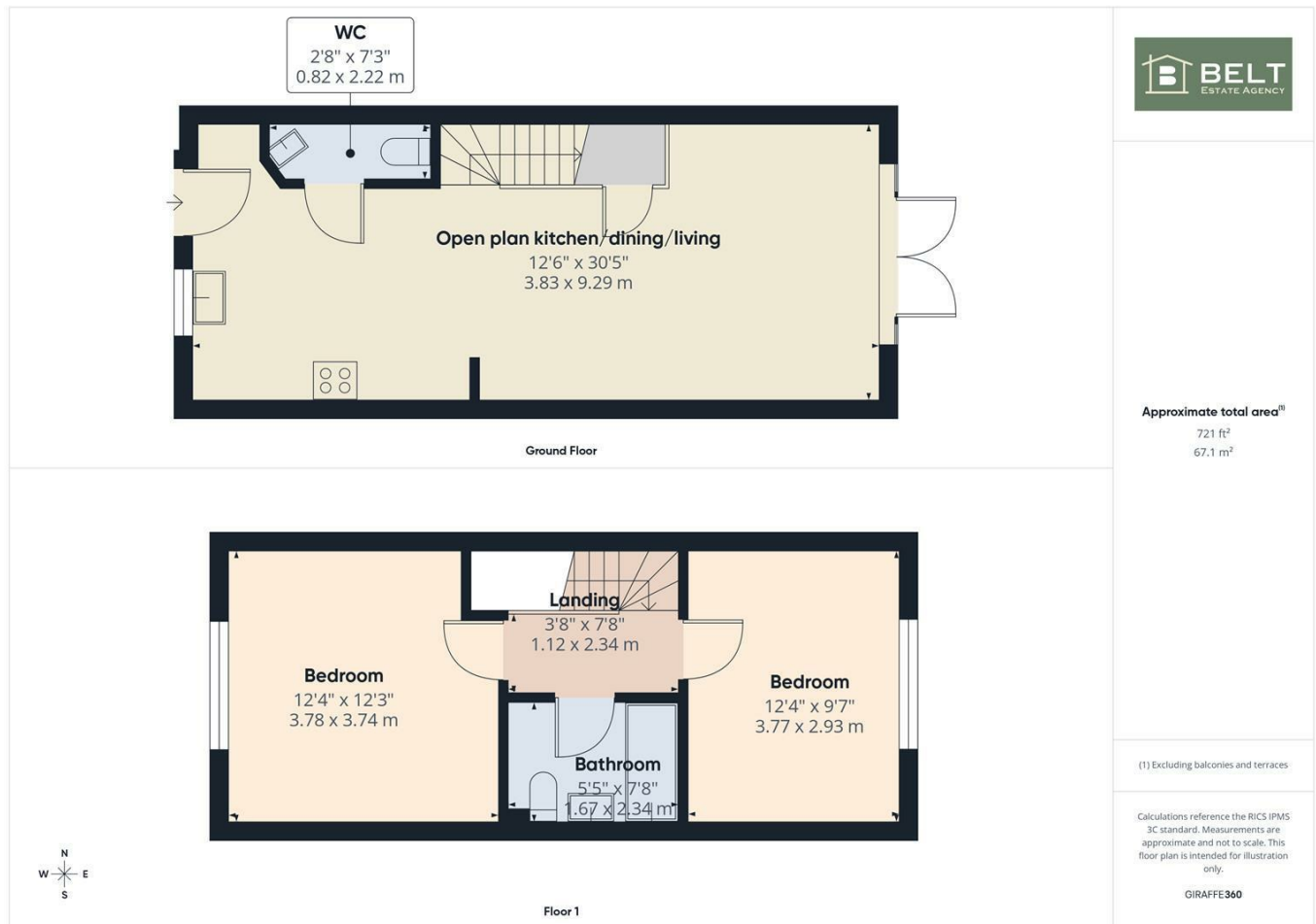
Road Map

Hybrid Map

Terrain Map



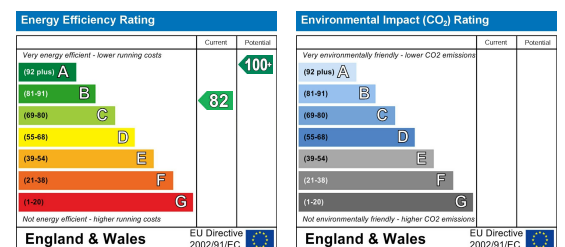
Floor Plan



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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