



**BELT**  
ESTATE AGENCY

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**Flat 1, 25 North Street, Bridlington, YO15 2DZ**

**Offers Over £40,000**



# Flat 1, 25 North Street

Bridlington, YO15 2DZ

## Offers Over £40,000



Welcome to North Street in Bridlington, a one bedroom ground floor flat.

The property comprises: ground floor: entrance, lounge, kitchen, bathroom and double a bedroom.

The central location offers convenience, placing you just moments away from a variety of amenities, including shops, restaurants, and the harbour. Additionally, the renowned south beach is within easy reach, making this an ideal spot for both residents and holidaymakers alike.

Currently tenanted but can be sold with vacant possession.

### Entrance:

Private rear entrance, upvc double glazed door into the lounge.

### Lounge:

14'7" x 10'4" (4.45m x 3.15m )

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

### Kitchen:

7'6" x 5'5" (2.31m x 1.66m )

Fitted with base and wall units, stainless steel sink unit, part wall tiled and plumbing for washing machine.

### Bedroom:

11'1" x 8'10" (3.38m x 2.71m )

A front facing double room, built in storage cupboard housing hot water store, upvc double glazed bay window and electric radiator.

### Bathroom:

5'9" x 5'8" (1.77m x 1.73m )

Comprises walk in shower with electric shower, wc, wash hand basin, part wall tiled and extractor.

### 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.



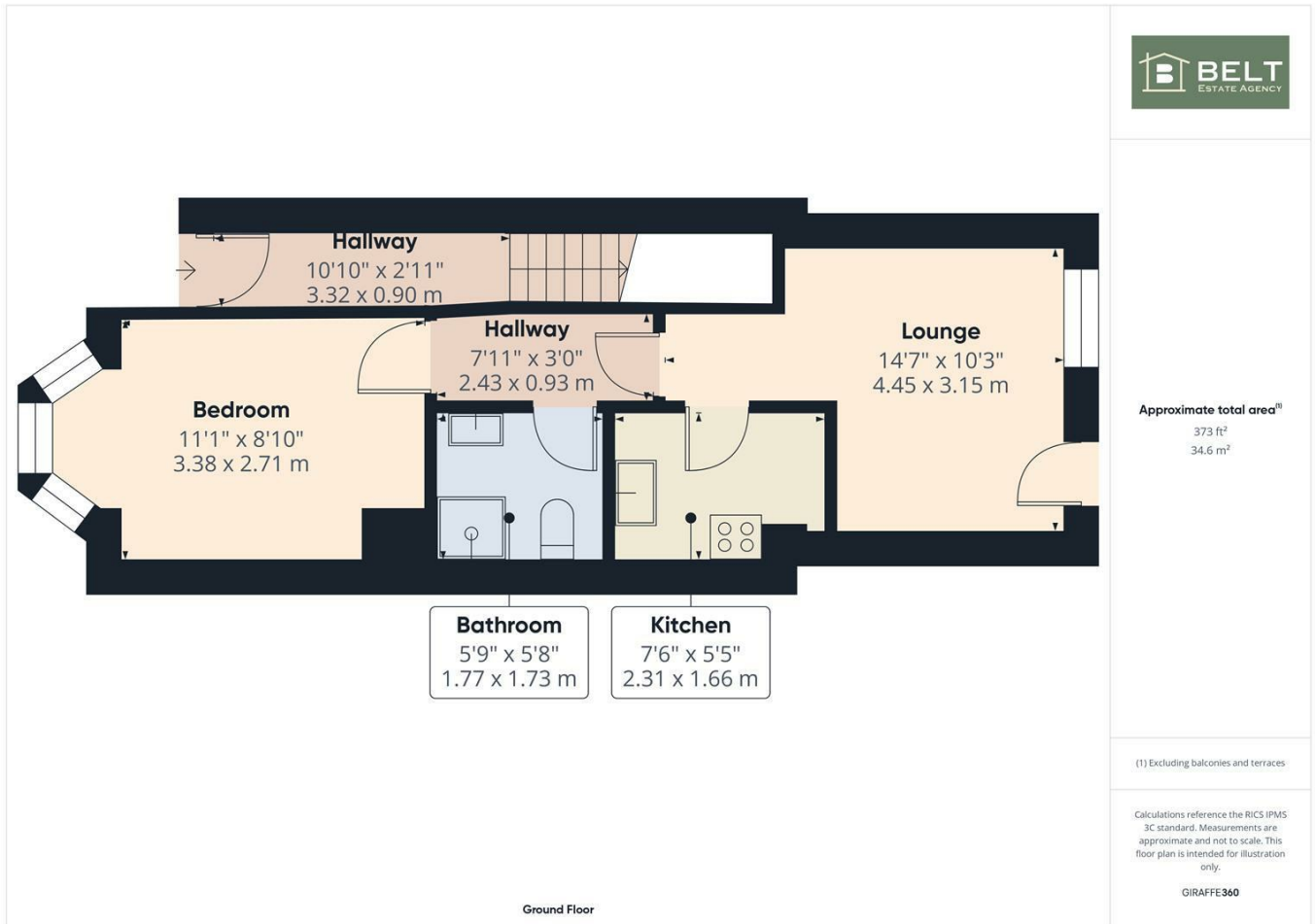
Road Map

Hybrid Map

Terrain Map



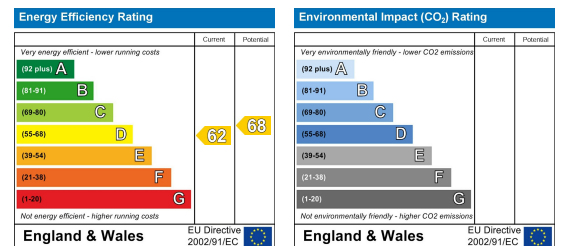
### Floor Plan



### 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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