



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



9 Trentham Mews, Bridlington, YO16 6ED

Price Guide £199,950



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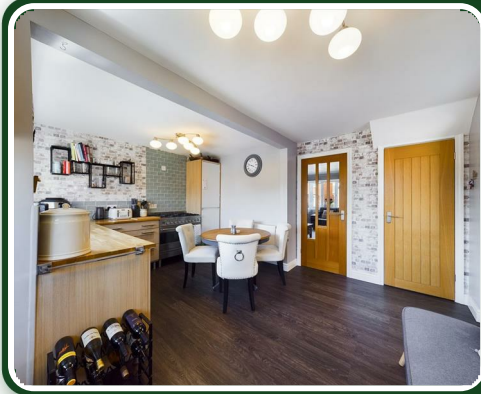


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PROTECTED

9 Trentham Mews

Bridlington, YO16 6ED

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A well presented three bedroom detached house situated in this pleasant residential cul-de-sac just off Bempton Lane. Close to the estate shop, bus routes and local schools.

The property comprises: Ground floor: lounge and modern kitchen/diner. First floor: three bedrooms and modern bathroom. Exterior: Enclosed south facing rear garden and private driveway with ample parking. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, upvc double glazed window, central heating radiator and built in storage cupboard.

Lounge:

17'8" x 11'9" (5.39m x 3.59m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator,

Kitchen/diner:

15'2" x 10'1" (4.64m x 3.08m)

Fitted with a range of modern base and wall units, oak worktops, ceramic one and a half sink unit, free standing double oven and hob. Integrated fridge/freezer, plumbing for washing machine, part wall tiled, understairs storage cupboard, two upvc double glazed windows, central heating radiator and upvc double glazed door to the side elevation.

First floor:

Built in storage cupboard housing gas combi boiler and upvc double glazed window.

Bedroom:

14'7" x 8'9" (4.47m x 2.67m)

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

Bedroom:

11'5" x 8'9" (3.48m x 2.67m)

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

Bedroom:

7'5" x 6'0" (2.27m x 1.84m)

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

Bathroom:

6'6" x 5'10" (1.99m x 1.80m)

Comprises a modern suite, "P" shaped bath with electric shower over, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden area with lawn and borders of shrubs.

To the side elevation is a private paved driveway with ample parking.

Garden:

To the rear of the property is a fenced enclosed south facing garden. Paved patio to lawn with borders and a shed.

Notes:

Council tax band: C

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



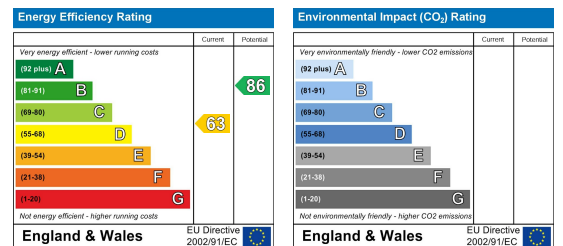
Floor Plan



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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