



22 Trentham Drive, Bridlington, YO16 6ES

Offers Over £200,000



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An extended four bedroom semi detached house situated on this popular residential development just off Bampton Lane, close to local shop, bus service route and park area. An ideal family home.

The property comprises: wc, kitchen, lounge and sun room. First floor: four double bedrooms and bathroom. Exterior: private driveway with ample parking, gardens and garage. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Wc:

6'8" x 2'7" (2.04m x 0.79m)

Wc, wash hand basin, extractor and gas combi boiler.

Kitchen:

11'6" x 10'11" (3.51m x 3.33m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, understairs storage cupboard, upvc double glazed window, central heating radiator, plumbing for washing machine and dishwasher.

Lounge:

14'7" x 14'6" (4.47m x 4.42m)

A rear facing room, gas fire with stone surround, central heating radiator, single glazed window and door into:

Sun room:

13'8" x 9'3" (4.17m x 2.83m)

Over looking the garden, tiled floor and patio doors.

First floor:

Built in storage cupboard and central heating radiator.

Bedroom:

14'6" x 7'10" (4.42m x 2.40m)

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

Bedroom:

13'8" x 9'6" (4.17m x 2.90m)

A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

9'11" x 7'1" (3.03m x 2.18m)

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

Bedroom:

9'10" x 7'2" (3.02m x 2.19m)

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

Bathroom:

10'8" x 5'1" (3.27m x 1.55m)

Comprises shower cubicle with plumbed in shower, bath, wc and wash hand basin with vanity unit. Part wall tiled, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is a open plan garden with lawn and borders of shrubs and bushes. Private driveway for parking leading to a car port and garage.

Garden:

To the rear of the property is a private south facing garden. Paved patio to lawn with flower beds and borders of shrubs and bushes.

Garage:

Up and over door, power and lighting.

Notes:

Council tax band: B

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



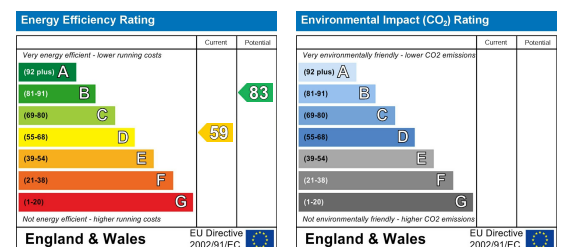
Floor Plan



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.