



BELT
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11 Ellerburn Drive, Bridlington, YO16 7QS

Price Guide £189,950

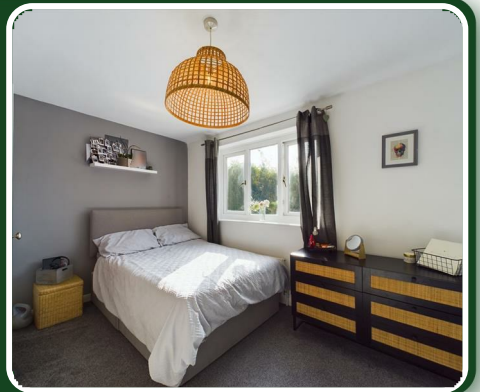


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PROTECTED

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Bridlington, YO16 7QS

Price Guide £189,950



A three bedroom semi-detached house built late 80's in this residential cul-de-sac off Scarborough Road. Convenient for Bridlington's old town with its array of shops, eateries, public houses and galleries.

The property comprises: Ground floor: kitchen/diner, spacious lounge and Conservatory. First floor: three bedrooms and house bathroom. Exterior: private car parking for two cars and enclosed rear garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner porch, upvc double glazed window. Door leads into:

Kitchen/diner:

14'0" x 8'10" (4.28m x 2.71m)

Fitted with a range of modern base and wall units, inset stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine and dishwasher. Integrated fridge/freezer, upvc double glazed window and central heating radiator.

Lounge:

18'1" x 14'6" (5.53m x 4.43m)

A spacious rear facing room, electric fire in a modern surround, staircase to first floor, central heating radiator and upvc double glazed patio doors into:

Conservatory:

8'3" x 8'0" (2.53m x 2.46m)

Over looking the garden, tiled floor.

First floor:

Upvc double glazed window.

Bedroom:

11'11" x 8'8" (3.65m x 2.66m)

A rear facing double room, built in mirrored sliding wardrobes, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

8'11" x 7'6" (2.73m x 2.30m)

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

Bedroom:

12'1" x 6'3" (3.69m x 1.93m)

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

Bathroom:

9'0" x 6'3" (2.75m x 1.92m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, extractor, shaver socket and central heating radiator.

Exterior:

To the front of the property is two pebbled car parking spaces.

Garden:

To the rear of the property is a enclosed garden with lawn and a shed.

Notes:

Council tax band: B

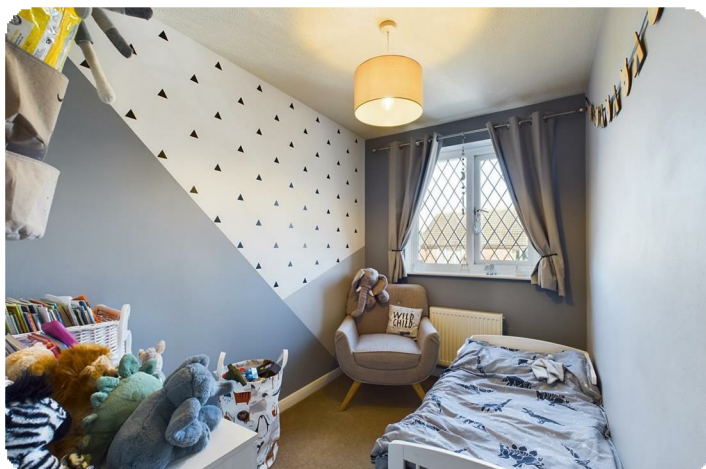
Purchase procedure

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

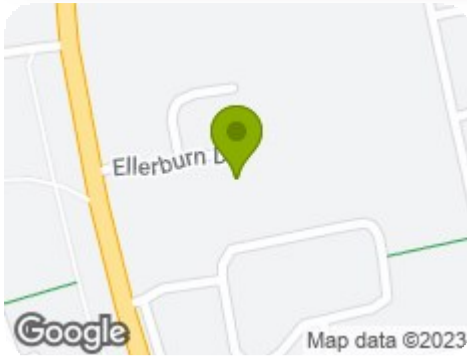
commitment. **PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may 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



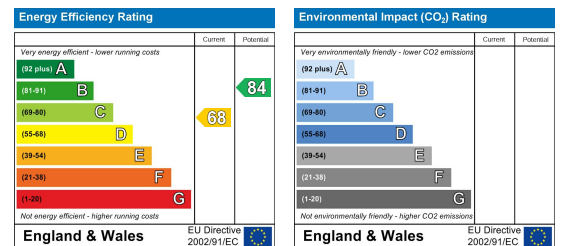
Floor Plan



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.



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