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ESTATE AGENCY

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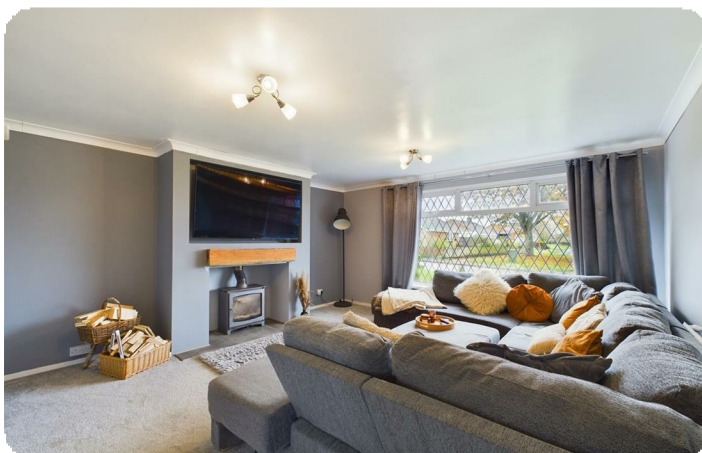
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18 Rudding Drive, Bridlington, YO16 6ET

Price Guide £179,950



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A three bedroom semi detached house situated on this popular residential development just off Bempton Lane. Close to local shop, bus service route and park area.

The property comprises: Ground floor: lounge, modern kitchen/diner and sun room. First floor: three bedrooms and bathroom. Exterior: private driveway for parking, garage and rear garden. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

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

Lounge:

14'8" x 14'6" (4.49m x 4.43m)

A front facing room, log burning stove, upvc double glazed window and two central heating radiators.

Kitchen/diner:

14'4" x 14'0" (4.39m x 4.28m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Understairs storage cupboard, floor tiled, plumbing for washing machine, integrated dishwasher and fridge/freezer. Upvc double glazed window, central heating radiator and upvc double glazed patio doors into:

Sun room:

11'6" x 7'6" (3.52m x 2.29m)

Over looking the garden, velux window, upvc double glazed window, tiled floor, central heating radiator and upvc double glazed door to the side elevation.

First floor:

Built in storage cupboard, access to a fully boarded loft with a window.

Bedroom:

14'9" x 9'5" (4.50m x 2.89m)

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

Bedroom:

10'9" x 5'11" (3.30m x 1.81m)

A rear facing single room, built in wardrobe housing gas combi boiler, two upvc double glazed windows and central heating radiator.

Bedroom:

7'10" x 8'3" (2.39m x 2.52m)

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

Bathroom:

10'8" x 5'2" (3.26m x 1.59m)

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

Exterior:

To the front of the property is a open plan garden with lawn.

Garden:

To the rear of the property is a enclosed garden, tiled patio, lawn and gated access to the garage.

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

Ground Floor

- Sunroom: 7'6" x 11'6" (2.29 x 3.52 m)
- Kitchen / Diner: 14'0" x 14'4" (4.28 x 4.39 m)
- Lounge: 14'8" x 14'6" (4.49 x 4.43 m)
- Hallway: 7'2" x 2'9" (2.21 x 0.84 m)

Floor 1

- Landing: 11'2" x 6'0" (3.41 x 1.85 m)
- Bedroom: 7'10" x 8'3" (2.39 x 2.52 m)
- Bedroom: 10'10" x 5'11" (3.30 x 1.81 m)
- Bedroom: 9'5" x 14'9" (2.89 x 4.50 m)
- Bathroom: 5'2" x 10'8" (1.59 x 3.26 m)

Approximate total area⁽¹⁾
884.92 ft²
82.21 m²

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(1) Excluding balconies and terraces.

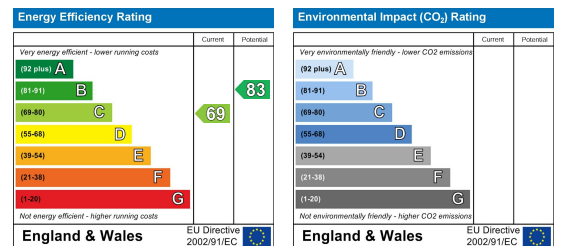
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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