



## Highgates, Greenways Close, Bridlington, YO16 6XL

Offers Over £450,000



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An extended six bedroom dormer bungalow offering spacious living accommodation and situated on a good size imposing plot. The property has been adapted to be disability accessible with independent living space, ceiling track hoist system and wheel chair friendly. The property would also be ideal for multi generational living or a family.

Located in this prime location close to facilities such as 'The Co-op' Supermarket, 'The Friendly Foresters' public house, 'Bridlington North Library', schools and bus routes.

The property comprises: Ground floor: spacious inner hall, lounge, open plan kitchen/dining/living, sun room, four bedrooms and two bathrooms. First floor: two double bedrooms and bathroom. Exterior: low maintenance gardens, large frontage with extensive parking and room for a caravan/motor home. Upvc double glazing and gas central heating.

### Entrance:

Upvc double doors into spacious inner hall, tiled floor, built in storage cupboard, central heating radiator and staircase to first floor.

### Lounge:

15'5" x 11'11" (4.70m x 3.64m)

A front facing room, inset gas fire with tiled surround, upvc double glazed bow window and central heating radiator.

### Bedroom:

12'11" x 11'9" (3.95m x 3.59m)

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

### Bedroom:

11'10" x 6'11" (3.61m x 2.13m)

A side facing single room currently used as an office, upvc double glazed window and central heating radiator.

### Bedroom:

15'4" x 11'10" (4.68m x 3.62m)

A rear facing double room, built in wardrobes and upvc double glazed window.

### Bathroom:

11'10" x 7'8" (3.61m x 2.35m)

Comprises, bath with shower attachment, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

### Open plan kitchen/dining/living:

### Kitchen:

12'1" x 11'11" (3.70m x 3.64m)

Fitted with a range of modern base and wall units, granite work tops, under cupboard lighting, inset stainless steel sink unit, electric double oven and hob with stainless steel extractor over. Part wall tiled, integrated dish washer, space for fridge/freezer and upvc double glazed window.

### Utility:

8'3" x 5'10" (2.52m x 1.78m)

Fitted with base units, stainless steel sink unit, plumbing for washing machine, gas combi boiler, part wall tiled, upvc double glazed window and central heating radiator.

### Dining area:

21'3" x 9'9" (6.49m x 2.98m)

A side facing room, central heating radiator, velux window and upvc double glazed french doors into the sun room.

### Living area:

19'3" x 11'0" (5.88m x 3.36m)

A spacious side facing room overlooking the garden, modern electric wall mounted fire, two upvc double glazed windows, central heating radiator and upvc double glazed patio doors onto the garden.

### Sun room:

9'11" x 8'1" (3.03m x 2.48m)

Two upvc double glazed patio doors onto the garden.

### Bedroom:

17'4" x 14'9" (5.29m x 4.51m)

A spacious side facing double room, built in wardrobes, two upvc double glazed windows and central heating radiator.



**Wet room:**

10'9" x 9'9" (3.28m x 2.98m)

Comprises, walk in shower with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, stainless steel ladder radiator, central heating radiator and upvc double glazed window.

**First floor:**

Central heating radiator, velux window.

**Bedroom:**

17'4" x 7'2" (5.30m x 2.19m)

A front facing room, stain glass window, velux window and central heating radiator.

**Bedroom:**

14'0" x 12'3" (4.28m x 3.74m)

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

**Bathroom:**

8'2" x 3'10" (2.49m x 1.19m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, stainless steel ladder radiator and roof light.

**Exterior:**

To the front of the property is a good size enclosed frontage with

pebbled garden areas, block paved driveway with extensive parking and room for a caravan/motorhome. To the side elevation is a paved patio, artificial grass and a timber built summer house.

**Notes:**

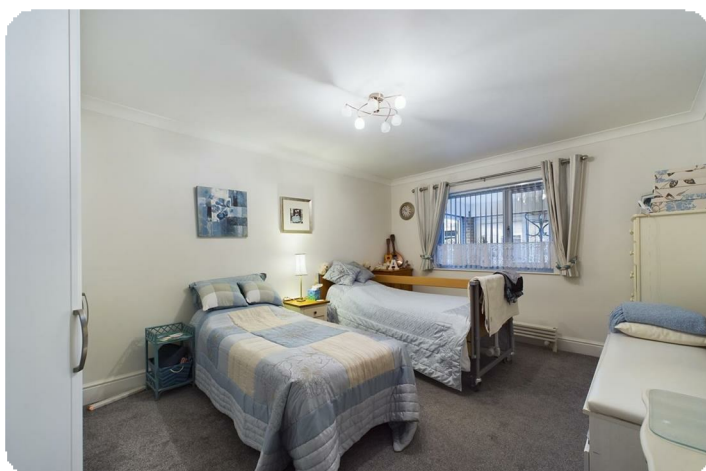
Council tax band: E

**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



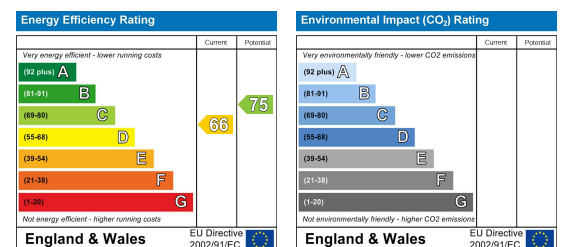
## Floor Plan



## 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



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