



BELT
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6 Coniston Close, Bridlington, YO16 6HQ

Price Guide £165,000



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A modern build two bedroom end of terrace bungalow. Situated just off Bempton Lane in a tucked away cul-de-sac close to access to country walks and bus service routes.

The property comprises: kitchen, spacious lounge/diner, two bedrooms and bathroom. Exterior: private driveway for parking, garage and private rear garden. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Door into inner hall, built in storage cupboard housing gas combi boiler.

Kitchen:

10'1" x 7'1" (3.08m x 2.18m)

Fitted with base and wall units, stainless steel one and a half sink unit, electric oven and gas hob with extractor over. Part wall tiled, plumbing for washing machine, upvc double glazed window, central heating radiator and door to the side elevation of the property.

Lounge/diner:

17'4" x 10'4" (5.29m x 3.17m)

A spacious front facing room, upvc double glazed window and two central heating radiators.

Bedroom:

13'5" x 8'5" (4.11m x 2.59m)

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

Bedroom:

9'8" x 9'1" (2.95m x 2.78m)

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

Bathroom:

7'1" x 5'5" (2.17m x 1.66m)

Comprises bath with plumbed in shower over, wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is an open plan garden with lawn. Private driveway leading to the garage, gated side access to the rear of the property.

Garden:

To the rear of the property is a private fenced garden, patio area to lawn with borders of shrubs and bushes.

Garage:

Up and over door.

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



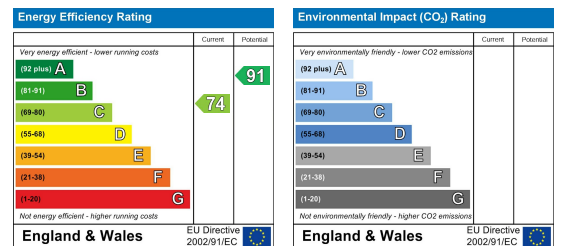
Floor Plan



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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