



**BELT**  
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**1 Keppel Close, Bridlington, YO16 6ZE**

**Price Guide £299,950**



# I Keppel Close

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A well appointed three bedroom detached house located just off Martongate in a prime residential location on the north side of Bridlington. Convenient for local supermarket, inn/restaurant, library, local schools and bus service routes. The property comprises: Ground floor: wc, spacious lounge/diner and kitchen. First floor: three bedrooms and bathroom. Exterior: private driveway with ample parking, large garage and good size gardens. UPVC triple glazing and gas central heating. No ongoing chain.

## Entrance:

Upvc door into inner hall, built in storage cupboard and central heating radiator.

## Wc:

5'6" x 3'10" (1.70m x 1.19m)

Wc, wash hand basin, part wall tiled, upvc triple glazed window and central heating radiator.

## Lounge/diner:

### Lounge:

15'7" x 12'4" (4.76m x 3.76m)

A spacious rear facing room, gas fire with tiled inset and wood surround. Central heating radiator, upvc triple glazed french doors onto rear garden and archway into:

### Dining area:

10'4" x 9'8" (3.15m x 2.96m)

A front facing room, understairs storage cupboard, upvc triple glazed window and central heating radiator.

## Kitchen:

10'4" x 8'9" (3.15m x 2.69m)

Fitted with a range of base and wall units, granite work tops, inset stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, floor tiled, integrated microwave and dishwasher. Upvc triple glazed window and upvc triple glazed door onto the side elevation.

## First floor:

Built in storage cupboard housing hot water store, upvc triple glazed window and central heating radiator.

## Bedroom:

12'4" x 10'11" (3.78m x 3.35m)

A rear facing double room, fitted wardrobes, cupboards, drawers and dresser. Upvc triple glazed window and central heating radiator.

## Bedroom:

10'11" x 10'5" (3.34m x 3.19m)

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

## Bedroom:

8'0" x 7'10" (2.46m x 2.41m)

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

## Bathroom:

7'10" x 5'10" (2.41m x 1.79m)

Comprises electric shower, bath, wc and wash hand basin.

Full wall tiled, extractor, upvc triple glazed window and central heating radiator.

### Exterior:

To the front of the property is a good size frontage, walled garden area with lawn and private block paved driveway with ample parking leading to the garage.

### Garden:

To the rear of the property is a good sized fenced enclosed garden. Block paved patio area to lawn with borders of shrubs and bushes. Large timber built summer house with bar for entertaining.

### Garage:

24'2" x 9'0" (7.39m x 2.76m)

A large garage with electric roller door, power, lighting, gas boiler, plumbing for washing machine, upvc door onto the rear garden.

### Notes:

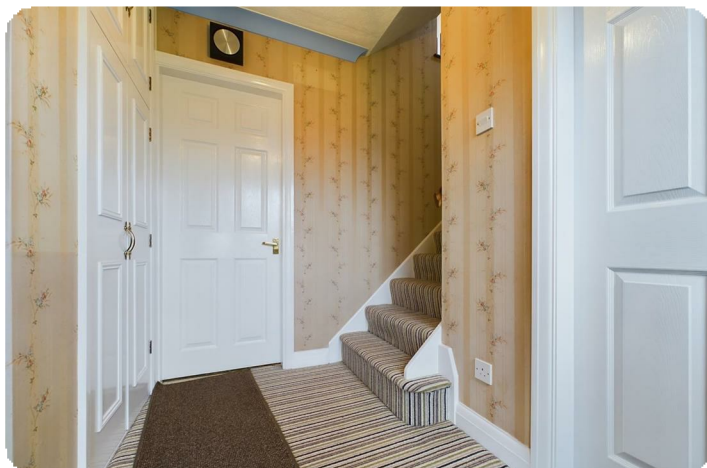
Council tax band: D

### 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**

**Floor 1**

**Approximate total area<sup>1)</sup>**  
 1112.38 ft<sup>2</sup>  
 103.34 m<sup>2</sup>

(1) Excluding balconies and terraces

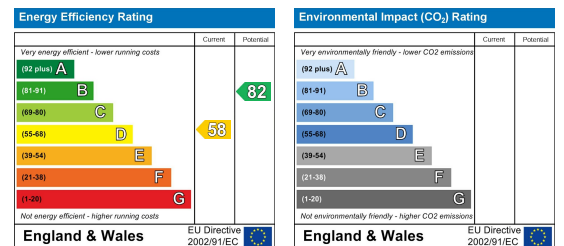
Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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