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ESTATE AGENCY

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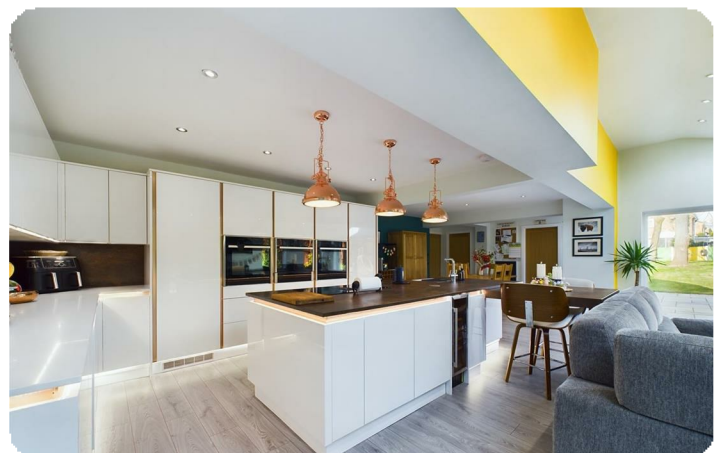
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1 Stanley Gardens, Bridlington, YO16 7EP

Price Guide £650,000



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A prestigious, well appointed and individual six bedroom detached residence built in 2002. The property has been extended by the current owners and has been finished to a very high standard offering good size family living accommodation with contemporary open plan family room to the rear and ground floor bedroom with en-suite bathroom. Ideal for multi generational living. Located just off Bempton Lane in a block paved cul de sac position with currently only four dwellings. Close to local shops, schools and bus routes.

The property comprises: Ground floor: wc, spacious lounge, open plan kitchen/dining/living, utility, a double bedroom and modern en-suite bathroom. First floor: five double bedrooms, master bedroom with outer balcony over looking the gardens, two modern en-suite bathrooms and modern bathroom. Exterior: extensive gardens, composite log cabin with bar area for entertaining, private driveway with ample parking. Upvc double glazed windows, under floor heating to the main ground floor, gas central heating and solar panels that are owned.

Entrance:

Composite door into a spacious inner hall, built in cloak cupboard, under floor heating and oak staircase to the first floor. Under floor heating throughout.

Wc:

7'0" x 3'6" (2.14m x 1.08m)

Wc, wash hand basin with vanity unit, extractor and under floor heating.

Lounge:

21'11" x 13'10" (6.70m x 4.23m)

A spacious front facing room, gas fire with granite inset and wood surround. Upvc double glazed bay window, upvc double glazed window and under floor heating.

Open plan Kitchen/dining/living:

26'2" x 25'5" (7.98m x 7.76m)

A spacious family room with under floor heating throughout.

Kitchen:

Fitted with a range of modern base and wall units (soft close doors), under cupboard lighting, granite worktops, central island, inset sink unit with instant boiling water tap, under floor heating, two electric Neff ovens and induction hob with extractor. Integrated dishwasher, fridge, freezer and Neff microwave.

Lounge/diner:

Over looking the gardens, log burning stove, under floor heating, four velux windows (two electric), four full height upvc double glazed windows, bi-folding doors onto the outer patio area and composite door.

Utility:

8'6" x 5'11" (2.61m x 1.82m)

Fitted with a range of modern base and wall units, granite worktops, stainless steel sink unit, plumbing for washing machine, space for a tumble dryer, upvc double glazed window and under floor heating.

Bedroom:

16'7" x 10'6" (5.07m x 3.21m)

A spacious front facing double room, fitted wardrobes, upvc double glazed bay window and central heating radiator.

En-suite:

11'4" x 4'7" (3.46m x 1.41m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, fitted storage cupboards, extractor, upvc double glazed window and composite ladder radiator.

First floor:

A spacious landing, built in storage cupboard housing hot water store and access to a part boarded loft space by drop down ladder.

Bedroom:

15'3" x 14'0" (4.65m x 4.28m)

A spacious front facing double room, fitted wardrobes and cupboards. Upvc double glazed window, central heating radiator and upvc double glazed french doors onto the glass balustrades outer balcony with views over the gardens.

En-suite:

9'6" x 9'3" (2.91m x 2.83m)

Comprises a modern suite, shower cubicle with plumbed in rainfall shower, free standing bath, wc and wash hand basin with vanity unit. Full wall tiled, extractor, inset TV, upvc double glazed window and composite vertical radiator.

Bedroom:

13'10" x 12'2" (4.23m x 3.73m)

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

En-suite:

7'3" x 6'2" (2.23m x 1.88m)

Comprises shower cubicle with plumbed in shower over, wc, bidet and wash

hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and ladder radiator.

Bedroom:

13'2" x 10'11" (4.02m x 3.33m)

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

Bathroom:

9'8" x 5'6" (2.96m x 1.68m)

Comprises a modern suite, bath with rainfall shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and vertical radiator.

Bedroom:

13'1" x 7'10" (4.01m x 2.39m)

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

Bedroom:

10'11" x 7'0" (3.34m x 2.14m)

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

Exterior:

To the front of the property is a garden area with lawn and pebbled private driveway with ample parking.

Garden:

To the side of the property is a extensive fenced garden, paved patio to lawn, trees and borders of shrubs and bushes. Three sheds and a green house. Large composite built log cabin with bar area for entertaining with power, lighting, bi-folding doors onto outer decked patio and gazebo with power for a hot tub.

Notes:

Council tax band: E

Solar panels are owned by the current owner, battery in the loft.

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:

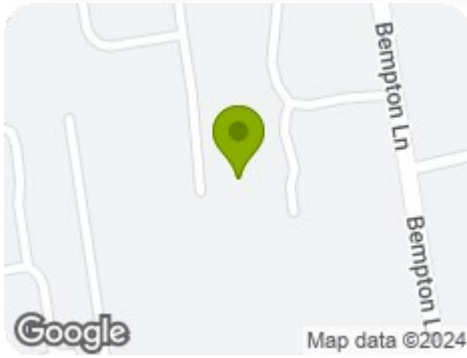
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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⁽¹⁾
2555 ft²
237.37 m²

Reduced headroom
15.61 ft²
1.45 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
 Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	84	84	 Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>			England & Wales <small>EU Directive 2002/91/EC</small>		

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