



BELT
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7 Headlands Drive, Bridlington, YO16 6XZ

Price Guide £116,950



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PROTECTED

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A well presented one bedroom quarter house situated in a popular location just off Martongate. Convenient for facilities such as The Co-op supermarket, the Friendly Foresters public house, Bridlington North Library, bus service routes and local parks are nearby. Ideal for first time buyer/investment.

The property comprises: Ground floor: open plan kitchen/lounge. First floor: one double bedroom and modern bathroom. Exterior: One parking space and private gardens. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into outer porch, built in storage cupboard housing gas combi boiler and door into:

Open plan kitchen/lounge:

15'8" x 13'1" (4.80m x 3.99m)

Lounge:

A dual facing room, electric fire in a modern surround, two upvc double glazed windows, central heating radiator and staircase to first floor.

Kitchen:

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, space for a fridge/freezer and upvc double glazed window.

First floor:

Bedroom:

13'0" x 8'3" (3.98m x 2.53m)

A front facing double room, built in wardrobe, two upvc double glazed windows and central heating radiator.

Bathroom:

7'2" x 5'6" (2.19m x 1.68m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Part wall tiled, extractor, shaver socket, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a fenced pebbled garden area. To the side elevation is a fenced courtyard which is paved with pebbled borders and a timber built shed. One private parking space and further well stocked garden area with shrubs and bushes.

Notes:

Council tax band: A

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)

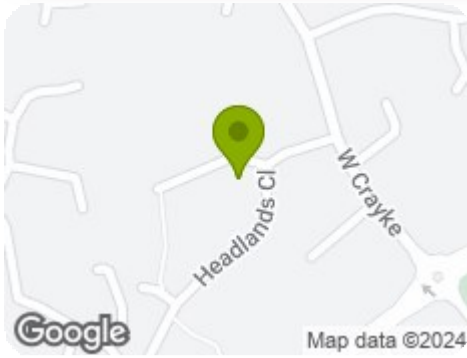
Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE 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



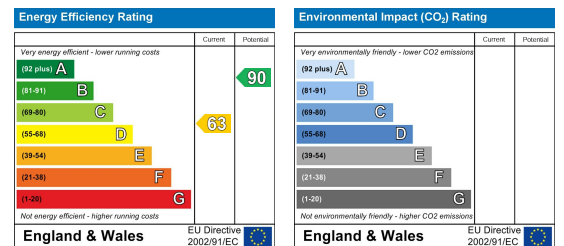
Floor Plan



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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