



BELT
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23 Thixendale Road, Bridlington, YO16 6HR

Price Guide £240,000



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A three bedroom detached house situated in a prime location on a block paved cul-de-sac just off West Crayke. Close to facilities such as local schools, 'The Co-op' Supermarket, 'The Friendly Foresters' public house, 'Bridlington North Library' and bus routes.

The property comprises: Ground floor: lounge, dining room, kitchen, and upvc conservatory. First floor: three bedrooms, one en-suite and bathroom. Exterior: private rear garden, private parking for four cars and garage. Solar panels, upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Door into inner hall, understairs storage cupboard and central heating radiator.

Wc:

5'10" x 3'2" (1.79m x 0.97m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge:

15'9" x 10'9" (4.81m x 3.29m)

A front facing room, modern electric wall mounted fire, upvc double glazed window, central heating radiator and archway into the dining room.

Dining room:

10'9" x 9'0" (3.30m x 2.76m)

A rear facing room, central heating radiator and upvc double glazed patio doors into the conservatory.

Kitchen:

11'11" x 9'4" (3.64m x 2.86m)

Fitted with a range of base and wall units, under cupboard

lighting, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, gas boiler, upvc double glazed window, central heating radiator and door to the side elevation.

Upvc conservatory:

11'2" x 10'8" (3.42m x 3.26m)

Over looking the garden, central heating radiator and french doors.

First floor:

Upvc double glazed window.

Bedroom:

11'1" x 10'10" (3.38m x 3.32m)

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

En-suite:

8'9" x 3'2" (2.69m x 0.97m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, shaver socket, upvc double glazed window and central heating radiator.

Bedroom:

10'8" x 10'1" (3.26m x 3.09m)

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

Bedroom:

12'4" x 7'3" (3.76m x 2.22m)

A rear facing single room, built in hanging space, upvc double glazed window and central heating radiator.

Bathroom:

7'2" x 5'6" (2.20m x 1.69m)

Comprises bath with shower attachment, wc and wash hand basin. Full wall tiled, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is car parking for two cars. To the side elevation is a private driveway with further parking for two cars leading to the garage.

Garden:

To the rear of the property is a private garden. Paved pathway to artificial grass, borders of blossom trees, shrubs and bushes.

Garage:

Up and over door, power and lighting.

Notes:

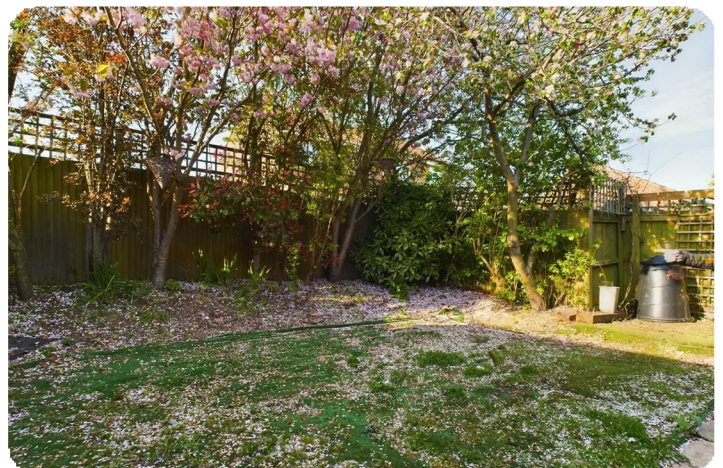
Council tax band: D

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



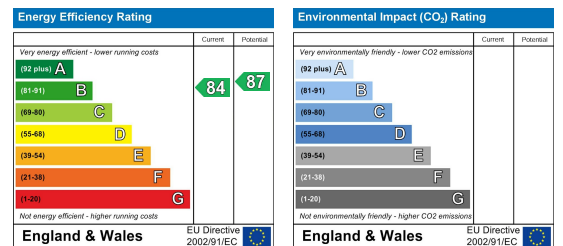
Floor Plan



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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