



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



**4 Poplar Drive, Bridlington, YO16 6TF**

**Price Guide £375,000**



3



2



3



F



# 4 Poplar Drive

Bridlington, YO16 6TF

## Price Guide £375,000



A deceptively spacious three bedroom detached dormer bungalow situated on a good size corner plot. Located in a prime residential location in the much sought after area of Bridlington's north side within approx third of a mile of Sewerby village, north beach, local convenience stores, secondary and primary schools, and local bus routes.

The property comprises: Ground floor: spacious entrance hall, lounge, dining room, sun room, kitchen, a double bedroom and bathroom. First floor: Two further double bedrooms and bathroom. Exterior: private enclosed rear garden, two driveways and two garages. No ongoing chain. The property is in need of general modernisation but is priced to reflect the work.

### Entrance:

Door into inner porch, single glazed window. Door into spacious inner hall, built in storage cupboard and two single glazed windows.

### Lounge:

20'10" x 13'10" (6.36m x 4.24m)

A front facing room, electric fire with brick surround, single glazed window and archway into:

### Dining room:

11'10" x 10'10" (3.61m x 3.31m)

A side facing room, two single glazed windows and double sliding doors into:

### Sun room:

20'2" x 9'1" (6.17m x 2.78m)

A rear facing room, five single glazed windows and door onto the rear garden.

### Kitchen:

11'3" x 10'10" (3.45m x 3.32m)

Fitted with a range of base and wall units, stainless steel sink unit, pantry, extractor, space for fridge/freezer and electric oven. Boiler (warm air heat system), single glazed window and door onto the rear garden.

### Bedroom:

14'5" x 10'11" (4.41m x 3.33m)

A rear facing double room, fitted wardrobes and single glazed window.

### Bathroom:

13'3" x 8'3" (4.05m x 2.53m)

Comprises bath, wc and wash hand basin with vanity unit. Shaver socket, part wall tiled, built in storage cupboard and single glazed window.

### First floor:

A spacious landing, built in storage cupboard and single glazed window.

### Bedroom:

18'6" x 12'0" (5.66m x 3.66m)

A spacious front facing double room, fitted wardrobes and two single glazed windows.

### Bedroom:

15'8" x 8'4" (4.78m x 2.55m)

A side facing double room, single glazed window.

### Bathroom:

6'10" x 5'5" (2.09m x 1.67m)

Comprises bath, wc and wash hand basin with vanity unit. Shaver socket, part wall tiled, and single glazed window.

### Exterior:

To the front and side of the property is a walled garden with lawn with borders of hedges, shrubs and bushes.

To the front of the property is a private paved driveway leading to a garage, also to the side of the property is a private paved driveway leading to a second garage.

The garages have electric doors, power and lighting.

### Garden:

To the rear of the property is a private, fenced enclosed garden. Paved patio area to lawn with borders of shrubs and bushes. Two green houses and water point.

### Notes:

Council tax band: E

### 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:

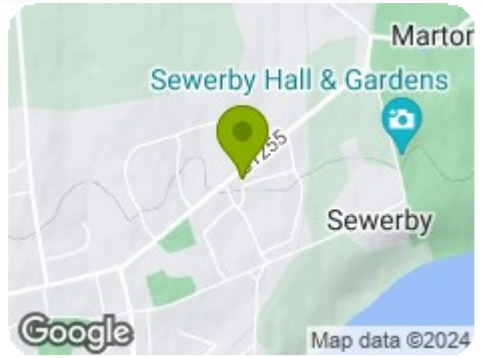
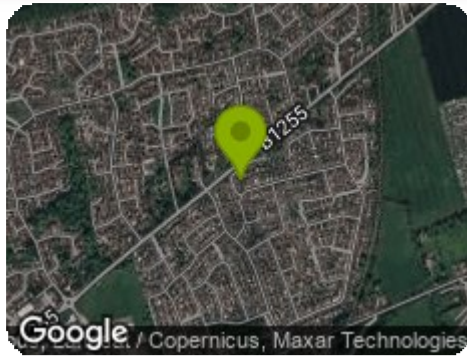
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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

1873.29 ft<sup>2</sup>  
174.03 m<sup>2</sup>

**Reduced headroom**

11.46 ft<sup>2</sup>  
1.06 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

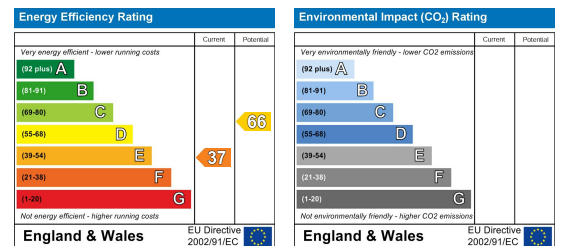
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

## 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.



www.beltsestateagents.co.uk

