



**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)



**37 Rosewood Close, Bridlington, YO16 6UY**

**Price Guide £169,950**



naea | propertymark  
PROTECTED

# 37 Rosewood Close

Bridlington, YO16 6UY

Price Guide £169,950



A two bedroom semi-detached house which has been tastefully modernised throughout, offering a fresh and contemporary feel.

Situated in this prime location on the Barleycroft development just off Viking Road. Convenient for Sandsacre shopping centre, schools, supermarket, bus service routes and access to the north foreshore and Sewerby village.

This home is ideal for a first-time buyer looking to settle into a comfortable and stylish space.

The property comprises: Ground floor: brand new modern kitchen and spacious lounge. First floor: two double bedrooms and modern bathroom. Exterior: private driveway for parking, good sized garage, sun room and beautiful sunny rear garden, perfect for relaxing or entertaining guests.

## Entrance:

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

## Kitchen:

11'0" x 5'10" (3.37m x 1.80m)

A brand new fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Upvc double glazed window, part wall tiled, integrated dishwasher, fridge and freezer.

## Lounge:

16'1" x 12'0" (4.92m x 3.68m)

A spacious rear facing room over looking the garden,

central heating radiator and upvc double glazed french doors.

## First floor:

Built in storage cupboard.

## Bedroom:

11'11" x 11'3" (3.64m x 3.45m)

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

## Bedroom:

10'2" x 8'7" (3.12m x 2.62m)

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

## Bathroom:

6'9" x 5'4" (2.07m x 1.63m)

Comprises a modern suite, bath with plumbed in shower, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

## Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway for parking leading to the garage.

## Garden:

To the rear of the property is a beautiful established private garden. Pebbled patio to lawn with well stocked borders of shrubs and bushes.

### Garage:

22'3" x 8'3" (6.79m x 2.52m)

Brick built garage, up and over door, gas boiler, plumbing for washing machine, power, lighting and door onto the garden.

### Sun room:

7'10" x 5'7" (2.41m x 1.71m)

Just off the garage, two windows.

### Notes:

Council tax band: B

### 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



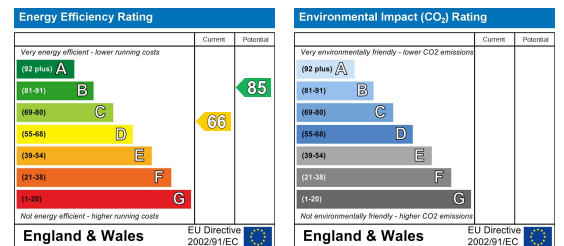
Floor Plan



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.



www.beltstateagents.co.uk

