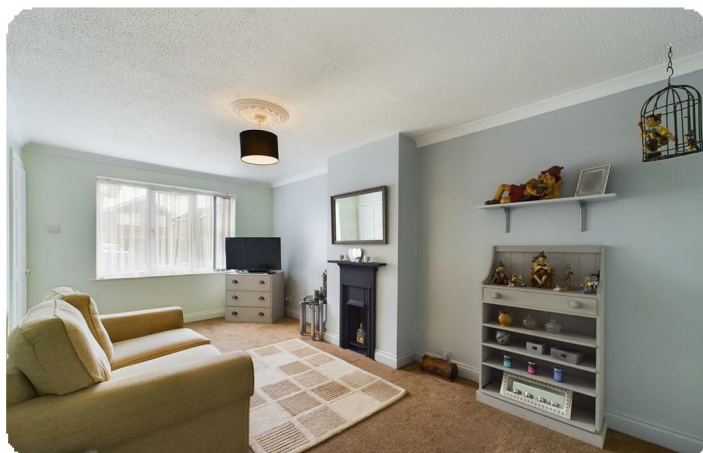




21 Trentham Close, Bridlington, YO16 6EB

Price Guide £185,000



21 Trentham Close

Bridlington, YO16 6EB

Price Guide £185,000



A well appointed two bedroom semi-detached bungalow which boasts a modern interior and is situated on a generous plot.

One of the highlights of this property is the sun room that overlooks the beautiful established garden, perfect for enjoying a cup of tea on a sunny afternoon.

The large established rear garden provides ample space for outdoor activities and gardening enthusiasts.

Located in a sought after residential location just off Bempton Lane, close to local shop and bus routes.

The property comprises: kitchen, spacious lounge, two bedrooms, modern bathroom and sun room. Exterior: enclosed garden, private driveway, garage and a workshop. Upvc double glazing and gas central heating.

Don't miss the opportunity to make this bungalow your own - a perfect blend of modern comfort and tranquil outdoor living.

Entrance:

Upvc double glazed door into inner hall, two upvc double glazed windows and central heating radiator.

Kitchen:

16'10" x 7'10" (5.14m x 2.41m)

Fitted with a range of modern base and wall units, stainless steel sink unit, freestanding electric cooker with extractor over. Part wall tiled, pantry, space for fridge/freezer and upvc double glazed window.

Lounge:

17'1" x 9'7" (5.21m x 2.93m)

A spacious front facing room, cast iron fireplace, upvc double glazed window and central heating radiator.

Inner hall:

Built in storage cupboard, access to a boarded loft space by drop down ladder housing gas combi boiler fitted 2023.

Bedroom:

11'8" x 9'7" (3.56m x 2.94m)

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

Bedroom:

8'8" x 7'10" (2.65m x 2.39m)

A rear facing single room, central heating radiator and upvc double glazed french doors into:

Sun room:

15'7" x 8'3" (4.76m x 2.52m)

Over looking the garden, two double glazed windows, central heating radiator and upvc double glazed french doors.

Bathroom:

7'6" x 4'8" (2.30m x 1.43m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Wall panelling, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a gravelled area and private driveway for parking leading to the garage.

Garden:

To the rear of the property is a large private fenced garden. Patio areas, lawn with raised established borders of shrubs and bushes. Two summer houses, a shed and workshop.

Garage:

Up and over door, power, lighting and plumbing for washing machine.

Notes:

Council tax band: B

Please note the property has solar panels and there is a current certificate on file to show they are in working order.

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.



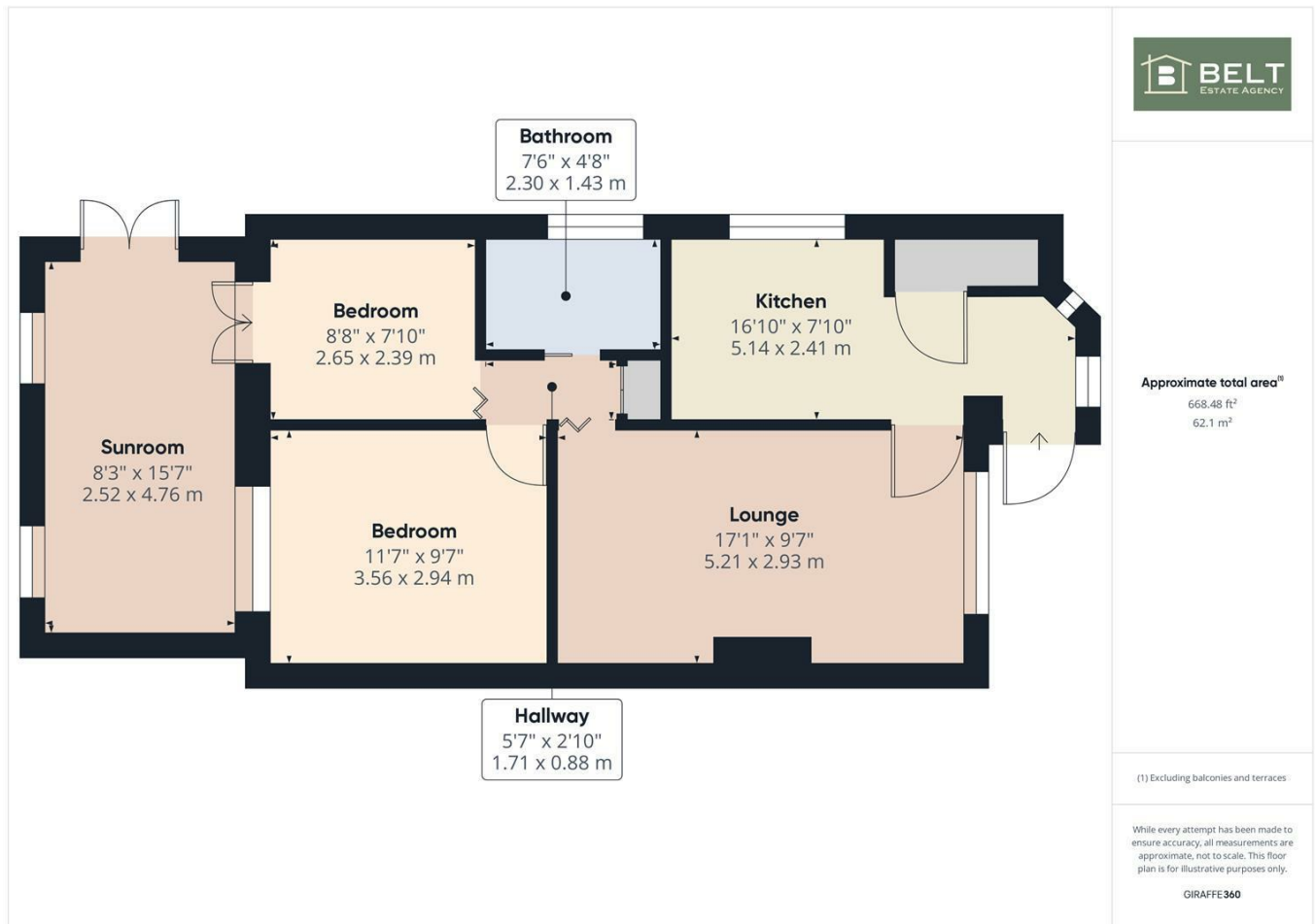
Road Map

Hybrid Map

Terrain Map



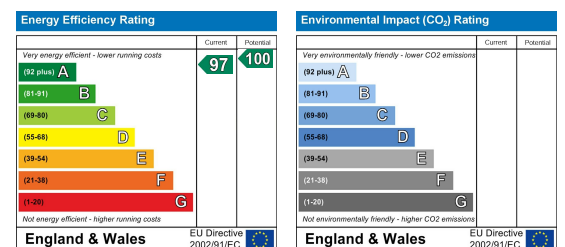
Floor Plan



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.beltsestateagents.co.uk

