



BELT
ESTATE AGENCY

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17 Rosewood Close, Bridlington, YO16 6UY

Price Guide £169,950



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Welcome to Rosewood Close, Bridlington - a charming semi-detached house perfect for a first-time buyer! This delightful property boasts a modernised interior, making it move-in ready for you to start creating your dream home.

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.

The property comprises: Ground floor: modern kitchen and spacious lounge/diner. First floor: two double bedrooms and modern bathroom. Exterior: private driveway with ample parking, garage and south facing rear garden. Upvc double glazing and gas central heating.

Entrance:

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

Kitchen:

11'3" x 5'11" (3.44m x 1.81m)

Fitted with a range of modern base and wall units, under cupboard lighting, composite sink unit, electric oven and hob with extractor over. Part wall tiled, gas boiler, upvc double glazed window, space for a fridge/freezer, plumbing for washing machine and dishwasher.

Lounge/diner:

15'9" x 11'11" (4.81m x 3.64m)

A spacious rear facing room, upvc double glazed window,

central heating radiator and upvc double glazed patio doors onto the rear garden.

First floor:

Built in storage cupboard and access to a boarded loft space by drop down ladder.

Bedroom:

11'10" x 11'5" (3.63m x 3.48m)

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

Bedroom:

10'3" x 9'10" (3.13m x 3.01m)

A front facing double room, fitted wardrobe and cupboards. Upvc double glazed window and central heating radiator.

Bathroom:

6'2" x 5'4" (1.90m x 1.64m)

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

Exterior:

To the front is a low maintenance pebbled garden. To the side of the property is a private driveway leading to the garage and gated side access to the rear garden.

Garden:

To the rear of the property is a south facing fenced

enclosed garden. Paved patio to lawn with borders of flower beds and further decked patio.

Garage:

A brick built garage, up and over door, power and lighting.

Notes:

Council tax band: B

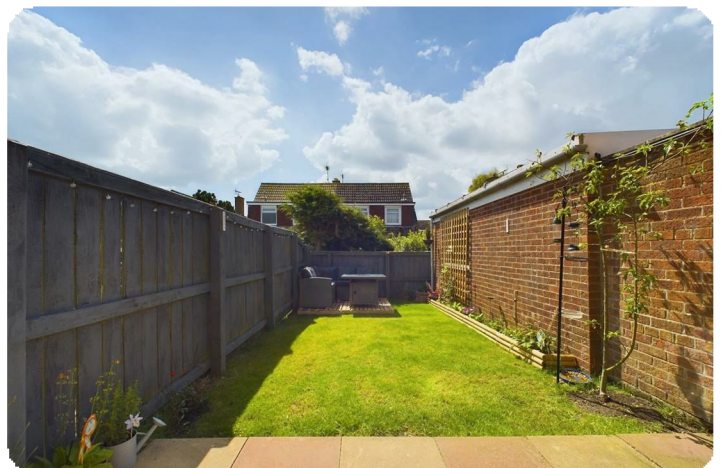
Purchase procedure

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

Ground Floor

- Hallway: 11'3" x 5'7" (3.43 x 1.71 m)
- Kitchen: 11'3" x 5'11" (3.44 x 1.81 m)
- Lounge / Diner: 15'9" x 11'11" (4.81 x 3.64 m)

Floor 1

- Bedroom: 10'3" x 9'10" (3.13 x 3.01 m)
- Landing: 5'4" x 6'2" (1.65 x 1.90 m)
- Bedroom: 11'5" x 11'10" (3.48 x 3.63 m)
- Bathroom: 6'2" x 5'4" (1.90 x 1.64 m)

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Approximate total area¹
620.24 ft²
57.62 m²

(1) Excluding balconies and terraces

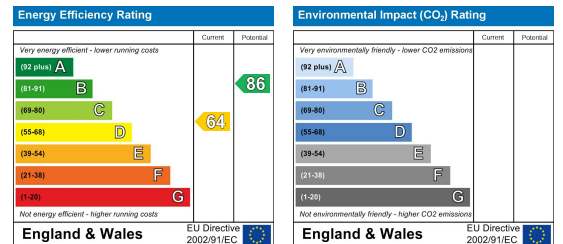
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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