



5 Banks Close, Bridlington, YO16 6AU

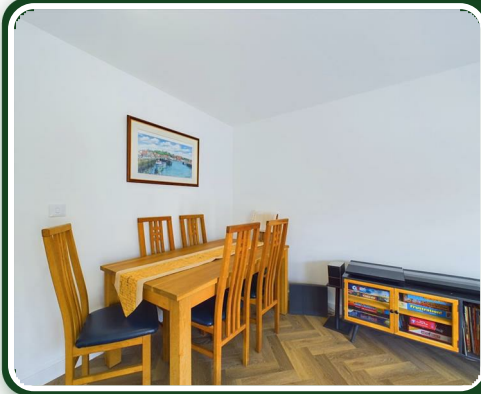
Price Guide £199,950



5 Banks Close

Bridlington, YO16 6AU

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Welcome to Banks Close, Bridlington - a charming location for this beautiful semi-detached house. This newly built property boasts a modern design with a light and airy feel.

Situated in a new exclusive Ward Hills development, this house offers a fresh start for a first-time buyer. Whether you're looking to step onto the property ladder or seeking a modern and convenient living space, this property has it all.

The property comprises: Ground floor: wc, modern kitchen and spacious lounge/diner. First floor: Three bedrooms and modern bathroom. Exterior: private parking for two cars, electric car charging point and enclosed sunny rear garden. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, central heating radiator.

Wc:

5'10" x 2'10" (1.79m x 0.88m)

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

Kitchen:

11'8" x 6'10" (3.56m x 2.10m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, integrated dishwasher and fridge/freezer. Under cupboard lighting, upvc double glazed window with shutter blind and central heating radiator.

Lounge/diner:

15'1" x 13'8" (4.60m x 4.19m)

A spacious rear facing room, understairs storage cupboard, central heating radiator, two upvc double glazed windows with shutter blinds and upvc double glazed french doors onto the garden.

First floor:

Central heating radiator and access to the loft space.

Bedroom:

13'5" x 9'3" (4.11m x 2.82m)

A front facing double room, built in storage cupboard housing gas combi boiler, two upvc double glazed windows with shutter blinds and central heating radiator.

Bedroom:

10'8" x 6'10" (3.27m x 2.09m)

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

Bedroom:

7'6" x 6'7" (2.29m x 2.02m)

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

Bathroom:

6'9" x 6'7" (2.08m x 2.02m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a private block paved parking area for two cars and electric car charging point.

Garden:

To the rear of the property is a private fenced enclosed garden. Paved patio area to lawn with pebbled borders.

Notes:

Council tax band: B

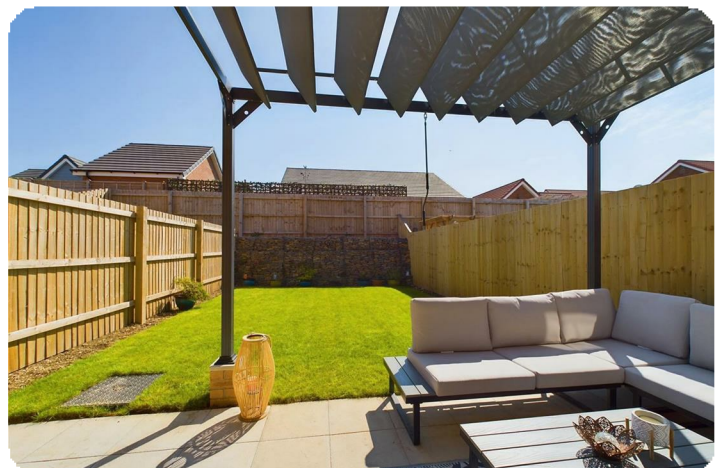
Purchase procedure

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

- Lounge: 13'10" x 10'4" (4.22 x 3.17 m)
- Kitchen / Diner: 9'1" x 15'10" (2.78 x 4.83 m)
- Hallway: 11'11" x 5'1" (3.65 x 1.56 m)
- Hallway: 2'11" x 2'6" (0.89 x 0.78 m)

Floor 1

- Bedroom: 14'6" x 8'8" (4.42 x 2.64 m)
- Bedroom: 9'1" x 10'0" (2.77 x 3.05 m)
- Bedroom: 7'11" x 5'7" (2.42 x 1.72 m)
- Landing: 8'0" x 5'6" (2.44 x 1.68 m)
- Bathroom: 5'1" x 5'6" (1.56 x 1.69 m)

Approximate total area¹
672.66 ft²
62.49 m²

BELT ESTATE AGENCY

(1) Excluding balconies and terraces

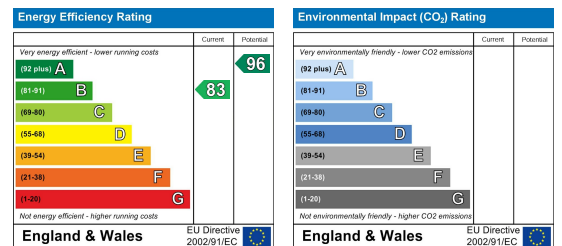
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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