



**BELT**  
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**9 Thixendale Road, Bridlington, YO16 6HR**

**Offers Over £230,000**



# 9 Thixendale Road

Bridlington, YO16 6HR

**Offers Over £230,000**



A three bedroom detached house situated in a prime location on a block paved cul-de-sac just off West Crayke. Close to facilities such as local schools, 'The Co-op' Supermarket, 'The Friendly Foresters' public house, 'Bridlington North Library' and bus routes.

The property comprises: ground floor: wc, lounge, spacious kitchen/diner and upvc conservatory. First floor: three bedrooms, one en-suite and bathroom. Exterior: gardens, driveway for parking and garage. Upvc double glazing and gas central heating.

### Entrance:

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

### Wc:

5'9" x 3'1" (1.77m x 0.96m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

### Lounge:

15'8" x 10'7" (4.78m x 3.25m)

A front facing room, gas fire with a marble inset and wood surround. Upvc double glazed window and central heating radiator.

### Kitchen/diner:

18'5" x 11'11" (5.62m x 3.64m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, free standing cooker with extractor over. Part wall tiled, plumbing for washing

machine, plumbing for dishwasher and gas boiler. Central heating radiator, upvc double glazed window, upvc double glazed patio doors into the conservatory and door to the side elevation.

### Upvc conservatory:

11'6" x 9'0" (3.51m x 2.75m)

Central heating radiator and door onto the garden.

### First floor:

Two upvc double glazed windows.

### Bedroom:

12'7" x 11'0" (3.84m x 3.36m)

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

### En-suite:

8'9" x 3'3" (2.67m x 1.01m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, shaver socket, extractor, upvc double glazed window and ladder radiator.

### Bedroom:

11'0" x 10'1" (3.36m x 3.08m)

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

### Bedroom:

12'2" x 7'2" (3.71m x 2.19m)

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

### **Bathroom:**

Comprises bath with plumbed in shower over, wc and wash hand basin. part wall tiled, built in storage cupboard, upvc double glazed window and ladder radiator.

### **Exterior:**

To the front of the property is a open plan garden with lawn, shrubs and bushes. To the side of the property is a driveway for parking leading to the garage and gated access to the rear garden.

### **Garden:**

To the rear of the property is a fenced enclosed garden. Paved patio area to lawn with established borders of shrubs and bushes. Water point and timber built summer house.

### **Garage:**

Up and over door, power and lighting.

### **Notes:**

Council tax band D

### **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



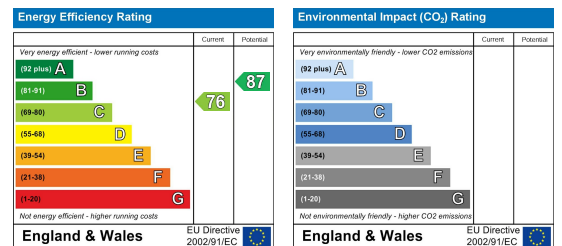
## Floor Plan



## 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.



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