



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



67 Airedale Drive, Bridlington, YO16 6GL

Price Guide £226,500



67 Airedale Drive

Bridlington, YO16 6GL

Price Guide £226,500



A beautifully presented three bedroom semi-detached house situated in a tucked away position. Located in a prime residential location just off Martongate. Close to facilities such as The Co-op supermarket, the Friendly Foresters public house, Bridlington North Library, local schools and parks nearby. Ideal for a family or retirement. The property comprises: Ground floor: wc, lounge and kitchen/diner. First floor: three bedrooms, one en-suite and bathroom. Exterior: private driveway with ample parking, low maintenance gardens and garage. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, alarm panel and central heating radiator.

Wc:

4'8" x 2'7" (1.43m x 0.80m)

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

Lounge:

15'1" x 11'10" (4.62m x 3.61m)

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

Kitchen/diner:

15'3" x 9'2" (4.65m x 2.81m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven and gas hob with stainless steel

extractor over. Part wall tiled, floor tiled, plumbing for washing machine, understairs storage cupboard, worcester bosch gas boiler, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

Built in storage cupboard housing hot water store.

Bedroom:

11'8" x 8'11" (3.56m x 2.73m)

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

En-suite:

8'10" x 2'10" (2.70m x 0.87m)

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

Bedroom:

9'11" x 8'11" (3.03m x 2.72m)

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

Bedroom:

7'4" x 6'0" (2.24m x 1.85m)

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

Bathroom:

5'11" x 5'11" (1.82m x 1.81m)

Comprises bath with electric shower over, 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 low maintenance pebbled garden with shrubs. To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a low maintenance garden. Mainly paved, slate borders, a timber built shed and water point.

Garage:

Electric door, power and lighting

Notes:

Council tax band: C

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



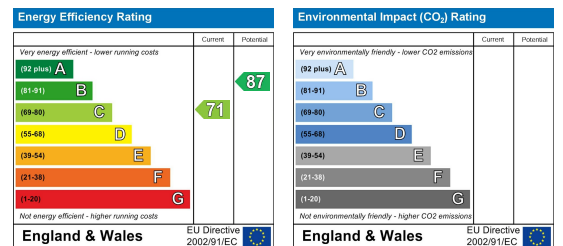
Floor Plan



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

