



BELT
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11a Maple Road, Bridlington, YO16 6TE

Price Guide £315,000



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PROTECTED

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A well presented two bedroom detached bungalow which has been much improved by the current owner. Situated in this prime residential Sandsacre development. Convenient for Sandsacre shopping centre, access to Lime Kiln Lane, the north beach, Sewerby village, cliff top walks and bus service routes.

The property comprises: spacious hall, spacious lounge/diner, kitchen, conservatory, two double bedrooms and modern bathroom. Exterior: well established gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner porch. Door into inner hall, built in storage cupboard and access to boarded loft space with pull down ladder.

Lounge/diner:

20'3" x 14'1" (6.19m x 4.31m)

A spacious double aspect room, electric fire with tiled inset and modern surround. Two upvc double glazed windows and two central heating radiators.

Kitchen:

10'6" x 7'10" (3.22m x 2.40m)

Fitted with a range of base and wall units, composite one and a half sink unit, electric double oven, gas hob with stainless steel extractor over. Part wall tiled, space for fridge/freezer, plumbing for washing machine, built in storage cupboard housing gas combi boiler and upvc double glazed window.

UPVC Conservatory:

14'3" x 7'6" (4.35m x 2.31m)

Over looking the garden, tiled floor and central heating radiator.

Bedroom:

11'9" x 11'8" (3.60m x 3.57m)

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

Bedroom:

10'10" x 9'8" (3.32m x 2.96m)

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

Bathroom:

7'3" x 7'1" (2.21m x 2.18m)

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

Exterior:

To the front of the property is a walled garden area with pebbles and shrubs and bushes. Private block paved driveway with ample leading to the garage. Gated side access to the rear garden.

Garden:

To the rear of the property is a fenced enclosed garden.

Block paved patio area to lawn with borders of shrubs and bushes. Brick built outbuilding for storage and courtsey door into garage.

Garage:

18'2" x 7'3" (5.56m x 2.23m)

A brick built garage, electric door, power, lighting and upvc double glazed window.

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)

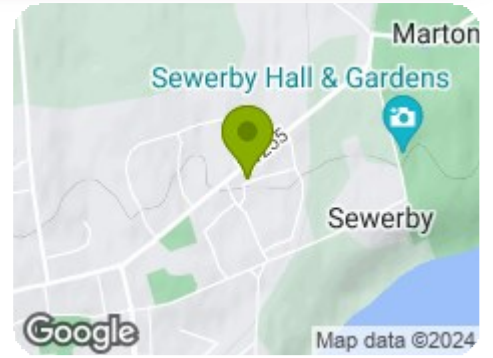
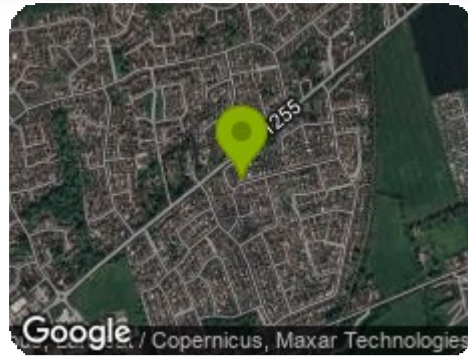
Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE 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.



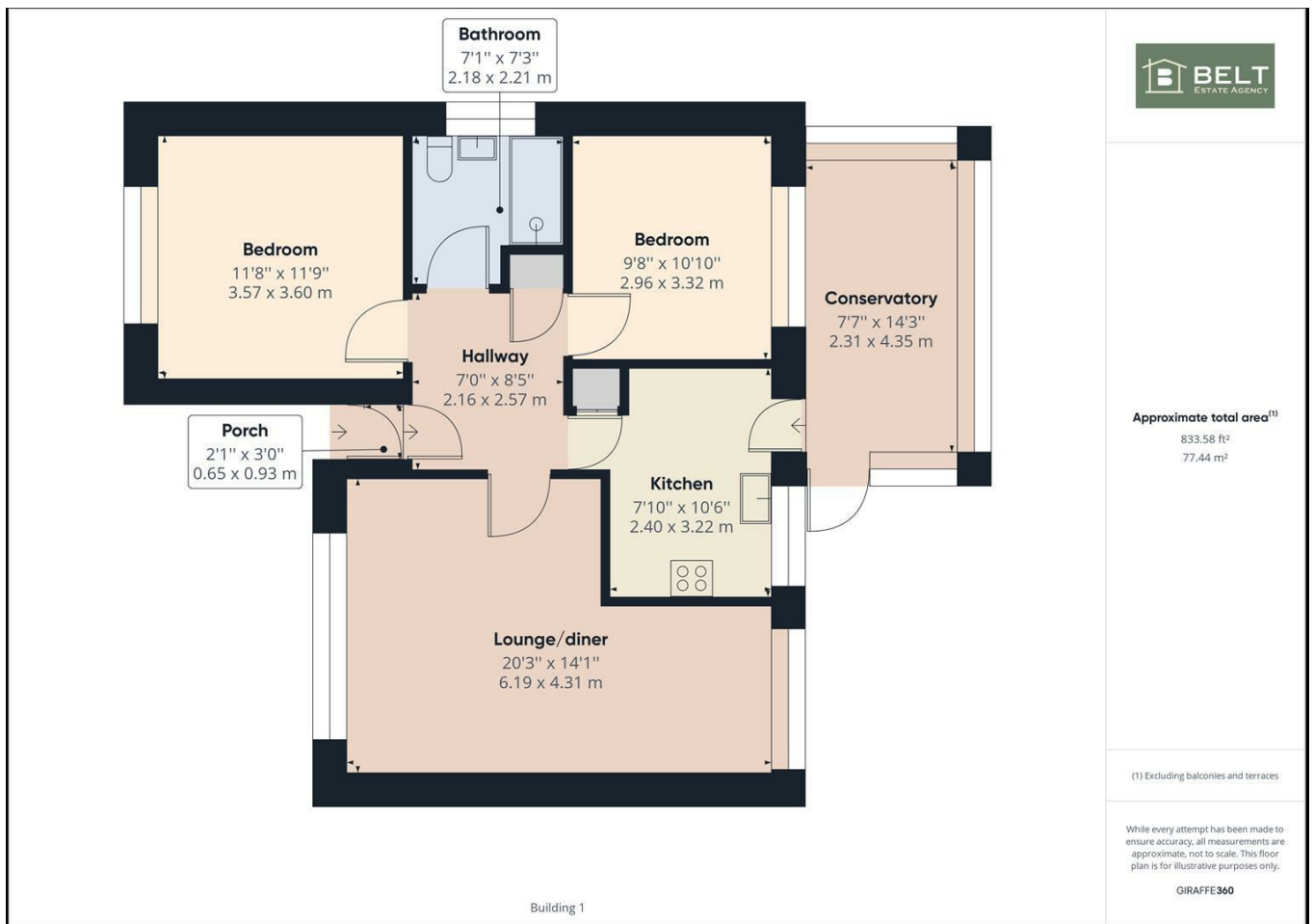
Road Map

Hybrid Map

Terrain Map



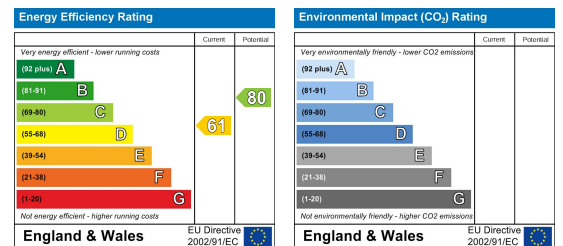
Floor Plan



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.



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