



BELT
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4 Thoresby Close, Bridlington, YO16 7EN

Price Guide £229,950



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A spacious two bedroom detached bungalow on Thoresby Close.

Situated in a sought-after location just off Bempton Lane, this bungalow boasts low-maintenance gardens, allowing you to enjoy the outdoors without the hassle of extensive upkeep. Additionally, the three conservatories provide the perfect spots to relax and unwind while bringing the outdoors inside.

The property comprises: spacious lounge, kitchen, utility, three conservatories, two bedrooms, bathroom and enclosed car port. Exterior: private driveway for parking and a private low maintenance rear garden. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door leads into enclosed car port, plumbing for washing machine, upvc double glazed window and upvc double glazed door onto the rear.

Inner hall:

Upvc double glazed side door into inner hall, alarm panel, central heating radiator and access to the loft space.

Lounge:

18'4" x 10'9" (5.61m x 3.28m)

A rear facing room, fireplace with wood surround, three central heating radiators and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

11'8" x 9'4" (3.57m x 2.86m)

Over looking the garden, central heating radiator.

Kitchen:

7'11" x 7'8" (2.43m x 2.35m)

Fitted with a range of base and wall units, under cupboard lighting, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, integrated fridge, upvc double glazed window and central heating radiator.

Upvc utility:

11'3" x 5'8" (3.44m x 1.75m)

Fitted with base units, space for a tumble dryer, space for fridge/freezer, electric radiator and upvc double glazed door into a conservatory and upvc double glazed door into another conservatory.

Upvc conservatory:

6'1" x 5'10" (1.86m x 1.79m)

Over looking the rear garden.

Upvc conservatory:

9'3" x 7'3" (2.82m x 2.22m)

Over looking the garden, patio doors.

Bedroom:

11'8" x 10'0" (3.57m x 3.06m)

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

Bedroom:

10'0" x 8'0" (3.06m x 2.45m)

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

Bathroom:

7'3" x 5'5" (2.22m x 1.67m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a fenced pebbled garden with shrubs and bushes. Private driveway for parking.

Garden:

To the rear of the property is a low maintenance, private fenced garden. Artificial grass, pebbled areas, borders of shrubs and bushes.

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:

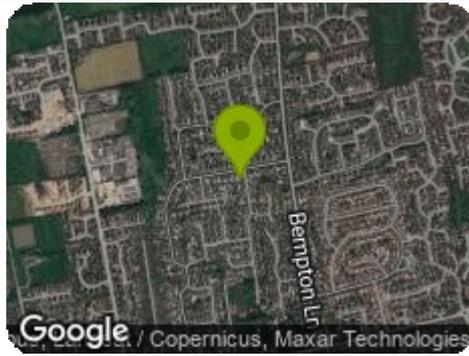
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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.



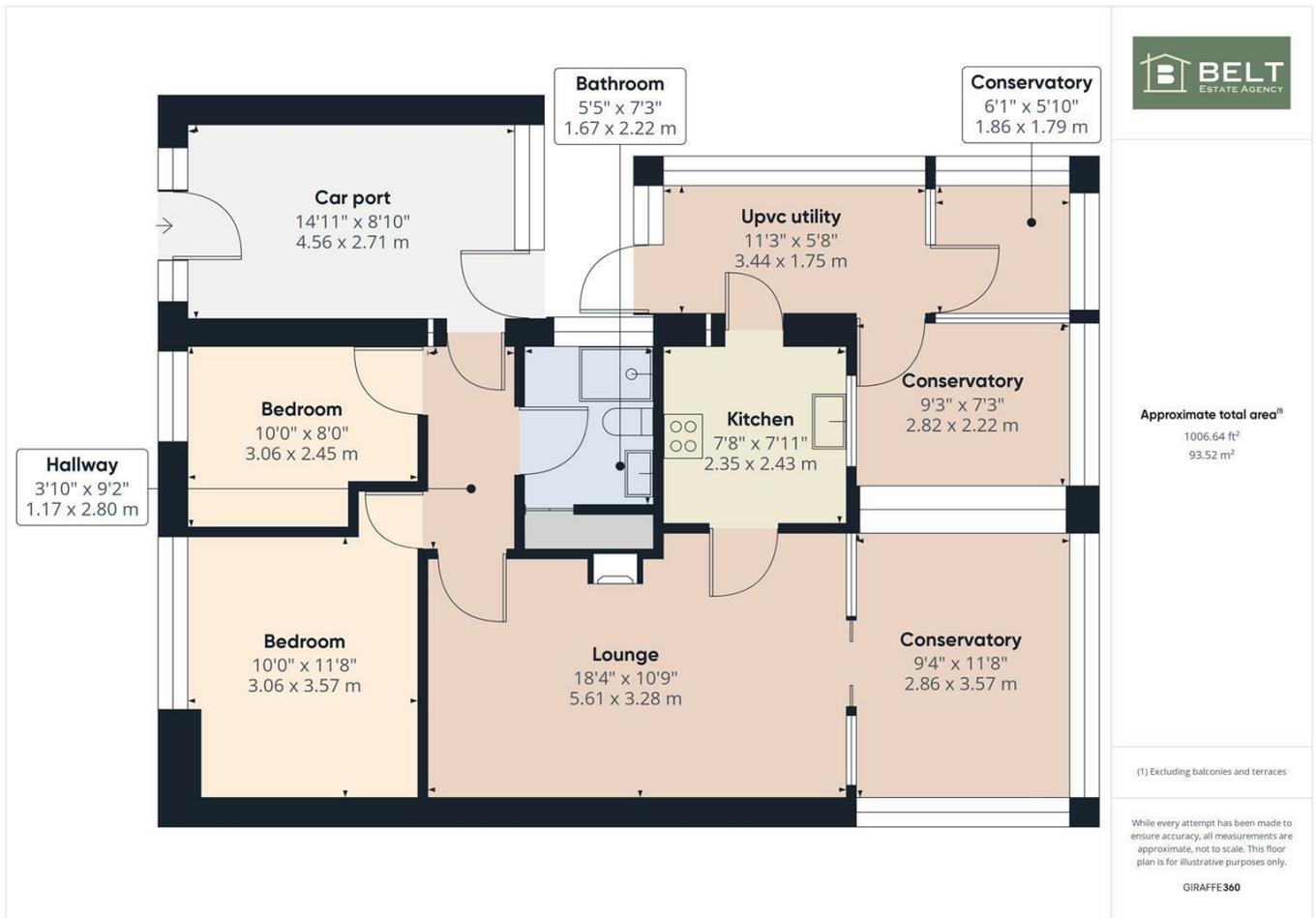
Road Map

Hybrid Map

Terrain Map



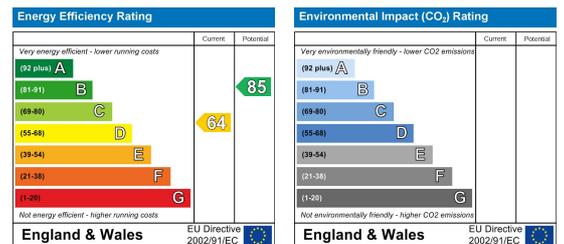
Floor Plan



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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