



BELT
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31 Beech Drive, Bridlington, YO16 6TP

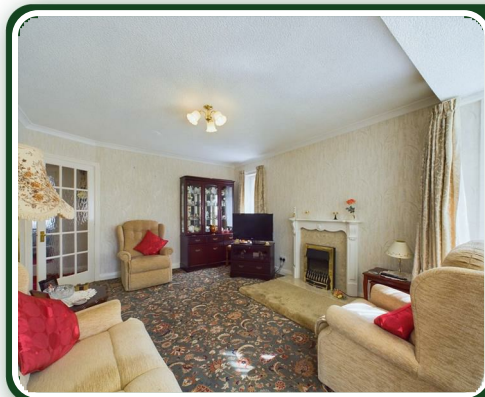
Price Guide £259,950



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Bridlington, YO16 6TP

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Welcome to Beech Drive, Bridlington - a prime location for this delightful two-bedroom detached bungalow.

Convenient for the local shopping centre with general stores and hairdressers. Also close to restaurants, public houses, bus routes, the north beach, Sewerby village and cliff top walks.

The property comprises: kitchen, lounge, upvc conservatory, two double bedrooms and modern bathroom. Exterior: gardens, private driveway with ample parking and garage.

The absence of an ongoing chain means a smoother transition for you to make this lovely bungalow your own.

Entrance:

Upvc double glazed door into inner porch. Door into inner hall, central heating radiator and access to the loft.

Kitchen:

11'10" x 7'3" (3.62m x 2.23m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, two upvc double glazed windows, central heating radiator and upvc double glazed door to the side elevation.

Lounge:

15'5" x 11'10" (4.72m x 3.62m)

A rear facing room, electric fire with marble inset and wood surround. Upvc double glazed window, central heating radiator and upvc double glazed bay with french doors into the conservatory.

Upvc conservatory:

11'1" x 7'2" (3.40m x 2.19m)

A spacious second reception room over looking the garden.

Bedroom:

13'11" x 11'5" (4.25m x 3.50m)

A rear facing double room, built in wardrobes and dresser. Upvc double glazed window and central heating radiator.

Bedroom:

10'0" x 8'9" (3.07m x 2.68m)

A front facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed bay window and central heating radiator.

Bathroom:

9'3" x 5'5" (2.83m x 1.67m)

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

Exterior:

To the front of the property is a walled pebbled garden. To the side elevation is a private paved driveway leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden, paved patio to lawn.

Garage:

Up and over 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.



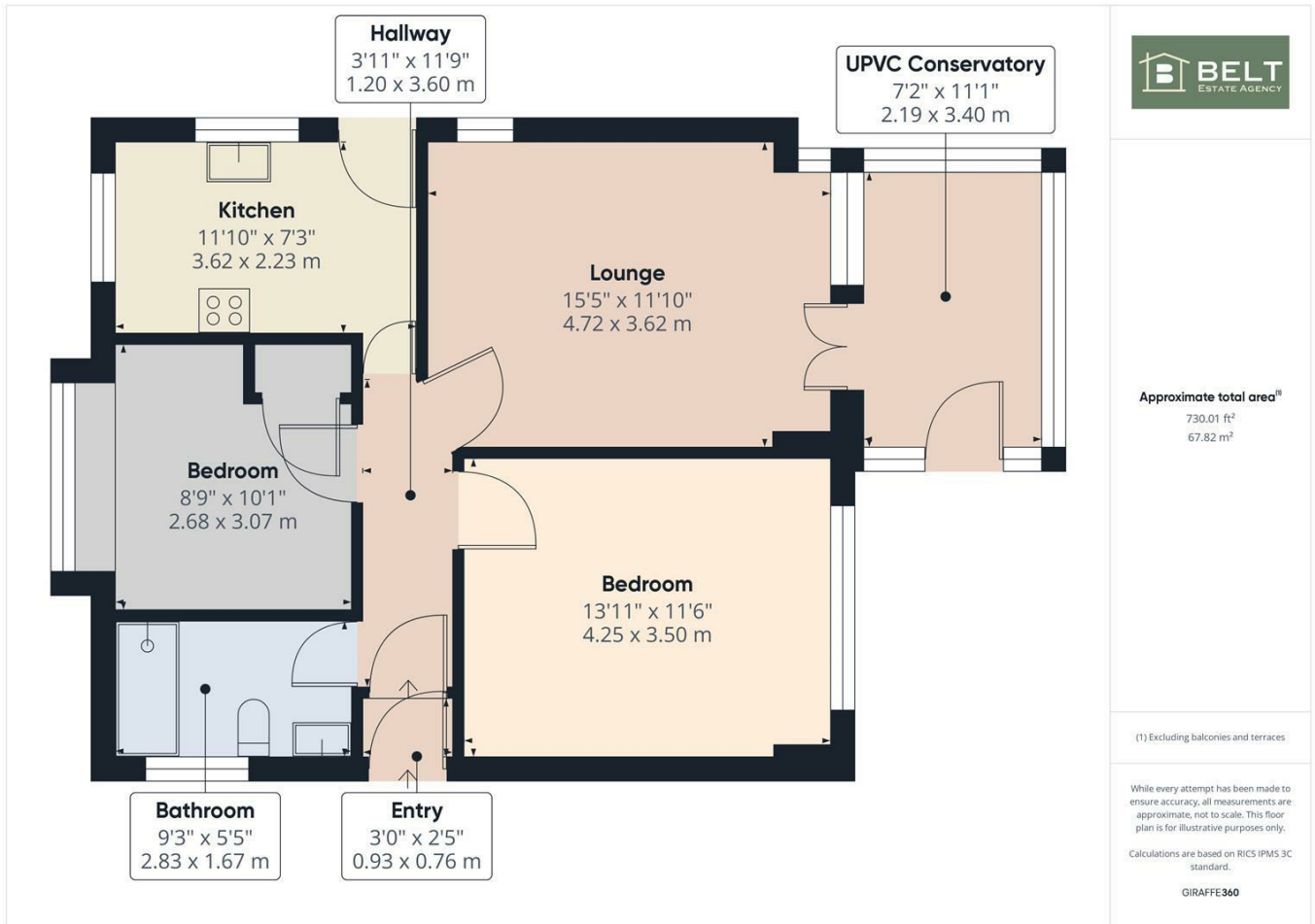
Road Map

Hybrid Map

Terrain Map



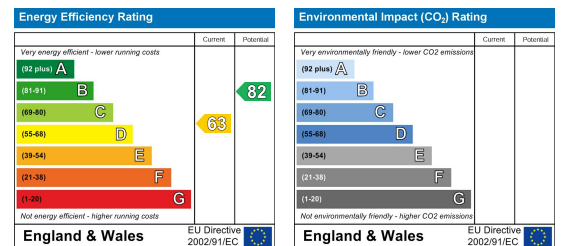
Floor Plan



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.



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