



BELT
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22 Sandsacre Road, Bridlington, YO16 6TZ

Offers Over £299,950



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Welcome to Sandsacre Road, Bridlington - a prime location for this stunning two-bedroom detached bungalow.

The highlight of this home is the modernisation carried out by the current owners, ensuring a contemporary feel throughout. From the new kitchen and bathroom to the fresh redecoration and updated flooring, every corner of this bungalow has been lovingly revitalised. The light and airy ambiance, creating a welcoming atmosphere for residents and guests alike.

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: spacious lounge, modern kitchen/diner, upvc conservatory, utility, two double bedrooms and modern bathroom. Exterior: gardens, private driveway with ample parking and extended garage. Upvc double glazing and gas central heating.

Don't miss the opportunity to make this charming bungalow your own, contact us today to arrange a viewing.

Entrance:

Composite door into inner porch, upvc double glazed window. Door to inner hall, central heating radiator, built in storage cupboard housing gas combi boiler and access to the loft space by drop down ladder.

Lounge:

13'9" x 12'4" (4.20m x 3.76m)

A spacious front facing room, three upvc double glazed windows and central heating radiator.

Kitchen/diner:

18'8" x 8'3" (5.69m x 2.52m)

Fitted with a range of modern base and wall units, quartz work tops, stainless steel sink unit, electric oven and hob with extractor over. Integrated fridge/freezer and dishwasher. Upvc double glazed window, composite vertical radiator, upvc double glazed door into the utility and archway into:

Upvc conservatory:

15'11" x 8'10" (4.86m x 2.70m)

Over looking the garden, central heating radiator.

Utility:

8'0" x 4'8" (2.46m x 1.43m)

Fitted with worktop, plumbing for washing machine, space for tumble dryer, two upvc double glazed windows and upvc door onto the garden.

Bedroom:

11'2" x 11'1" (3.41m x 3.40m)

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

Bedroom:

9'9" x 8'4" (2.99m x 2.55m)

A rear facing double room, central heating radiator and upvc double glazed patio doors into the conservatory.

Bathroom:

6'1" x 5'6" (1.86m x 1.69m)

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

Exterior:

To the front of the property is a walled garden area. To the side elevation is a private driveway with ample parking leading to the garage and gated access to the rear garden.

Garden:

To the rear of the property is a private fenced enclosed garden. Paving to lawn with borders of shrubs and bushes.

Garage:

Extended brick built garage, power, lighting and electric door.

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.



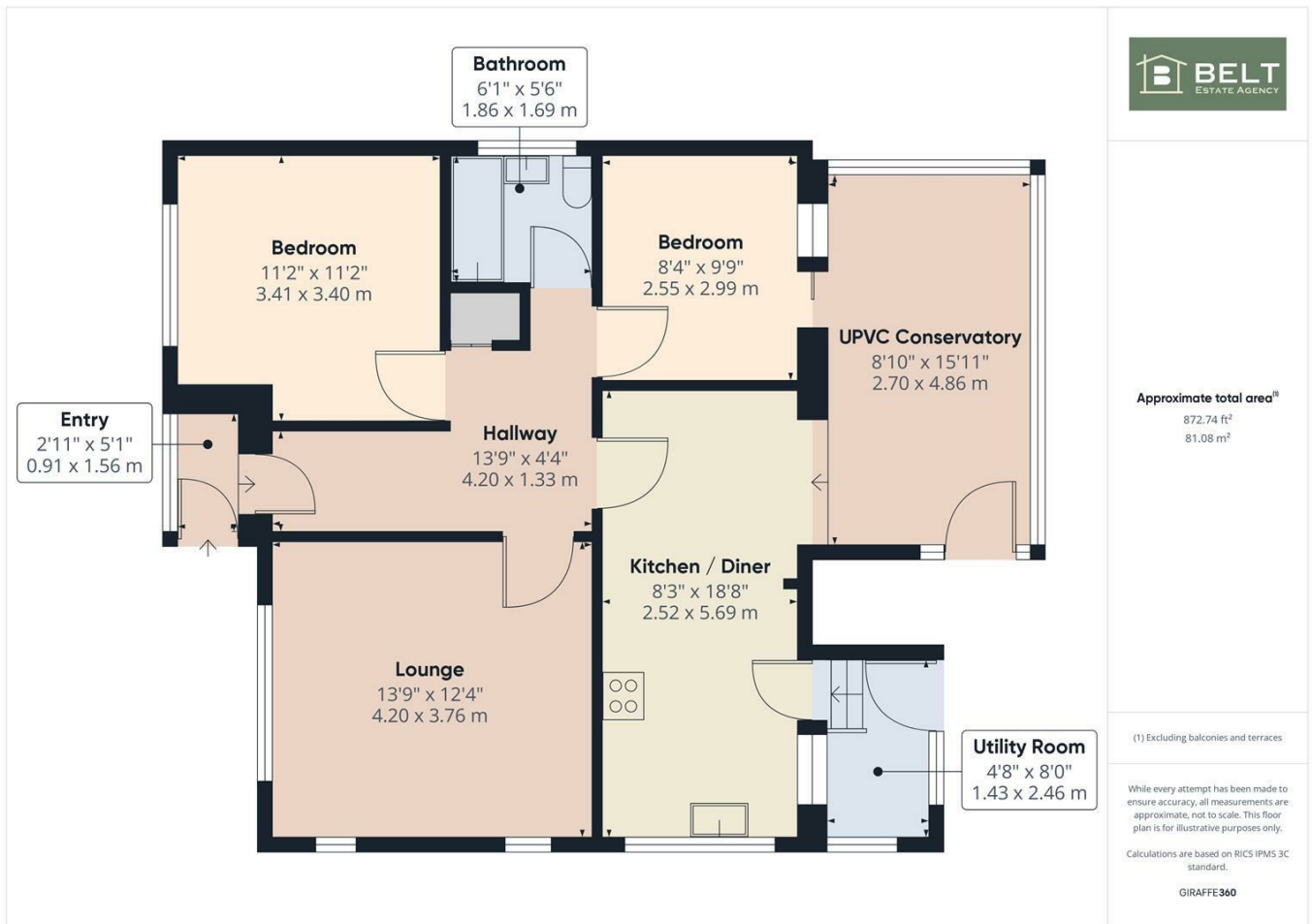
Road Map

Hybrid Map

Terrain Map



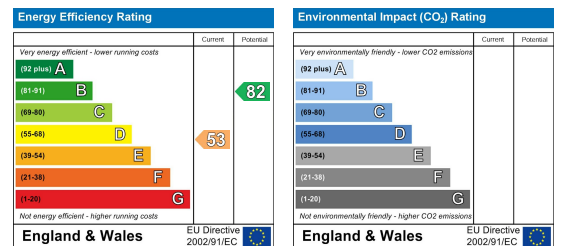
Floor Plan



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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