



30 The Lawns, Bridlington, YO16 6FL

Price Guide £244,950



30 The Lawns

Bridlington, YO16 6FL

Price Guide £244,950



Welcome to The Lawns, Bridlington, a three bedroom detached bungalow offering an excellent opportunity for those seeking a comfortable and spacious home.

The bungalow is well presented throughout, ensuring a move-in ready experience for its new owners. The spacious layout allows for easy movement and a sense of openness, enhancing the overall living experience. The south-facing rear garden is a delightful feature, providing ample sunlight and a serene outdoor space for gardening or enjoying leisurely afternoons.

The property comprises: separate wc, modern kitchen, three double bedrooms, spacious lounge and modern bathroom. Exterior: low maintenance south facing garden, private driveway with ample parking and garage. Upvc double glazing and gas central heating. **QUICK SALE REQUIRED** Don't miss the chance to make this delightful property your own, contact us today to arrange a viewing.

Entrance:

Upvc side door into inner hall, central heating radiator.

Wc:

4'11" x 2'7" (1.52m x 0.79m)

Wc, wash hand basin with vanity unit, part wall tiled, upvc double glazed window and central heating radiator.

Kitchen:

9'7" x 8'0" (2.94m x 2.44m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, gas boiler and upvc double glazed window.

Bedroom:

11'4" x 8'1" (3.46m x 2.47m)

A front facing double room currently used as a dining room, upvc double glazed window and central heating radiator.

Lounge:

19'6" x 12'4" (5.95m x 3.76m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and two central heating radiators.

Inner hall:

Built in storage cupboard.

Bedroom:

11'0" x 9'3" (3.36m x 2.82m)

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

Bedroom:

9'8" x 9'4" (2.95m x 2.85m)

A rear facing double room, sliding wardrobes, central heating radiator and upvc double glazed french doors onto the garden.

Bathroom:

7'3" x 6'1" (2.22m x 1.86m)

Comprises a modern suite, large shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, wall panelling, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan pebbled garden with shrubs and bushes. To the side elevation is a private paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a south facing low maintenance garden. Paved patio to pebbled area and two timber built sheds.

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



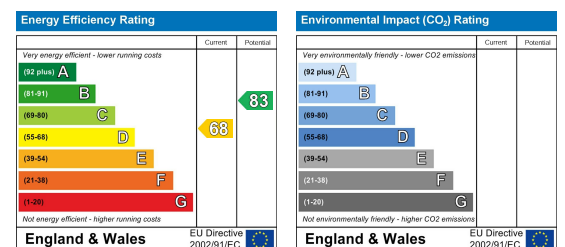
Floor Plan



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.



www.beltsestateagents.co.uk

