



24 Ribblesdale Close, Bridlington, YO16 6FH

Price Guide £265,000



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Welcome to Ribblesdale Close in Bridlington, a three bedroom detached bungalow that is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside. This property is ideal for those looking to downsize without compromising on space.

The location is particularly advantageous, situated in a prime residential cul-de-sac on the north side of Bridlington, just off Wharfedale Drive. This area is well-served by local amenities, including convenient bus routes, 'The Co-Operative' supermarket for your everyday shopping needs, and 'The Friendly Foresters' public house and 'Bridlington North Library' is nearby,

The property comprises: modern kitchen, spacious lounge/diner, three bedrooms and modern bathroom. Exterior: private driveway with ample, garage and private rear garden. Upvc double glazing and gas central heating.

This bungalow presents an excellent opportunity for those seeking a spacious and comfortable home in a desirable location. Don't miss the chance to make this lovely property your own.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and built in storage cupboard housing hot water store.

Lounge/diner:

19'2" x 12'0" (5.86m x 3.68m)

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

Kitchen:

10'11" x 7'1" (3.34m x 2.17m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, plumbing for washing machine, full wall tiled, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

Bedroom:

10'8" x 10'3" (3.26m x 3.13m)

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

Bedroom:

11'3" x 8'7" (3.44m x 2.63m)

A rear facing double room, built in sliding wardrobe, upvc double glazed window and central heating radiator.

Bedroom:

8'4" x 6'4" (2.55m x 1.95m)

A side facing single room, fitted with wall cupboards, upvc double glazed window and central heating radiator.

Bathroom:

7'4" x 5'4" (2.24m x 1.65m)

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

Exterior:

To the front of the property is a open plan garden with lawn. 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 good size fenced private garden. Paved patio to lawn with borders of shrubs and bushes.

Garage:

Electric door, power and lighting.

Notes:

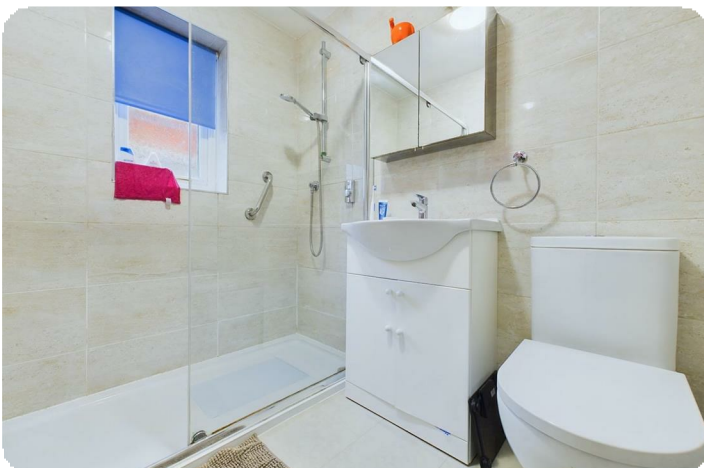
Council tax band: C

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:

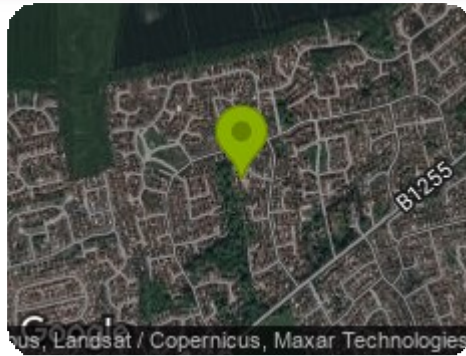
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



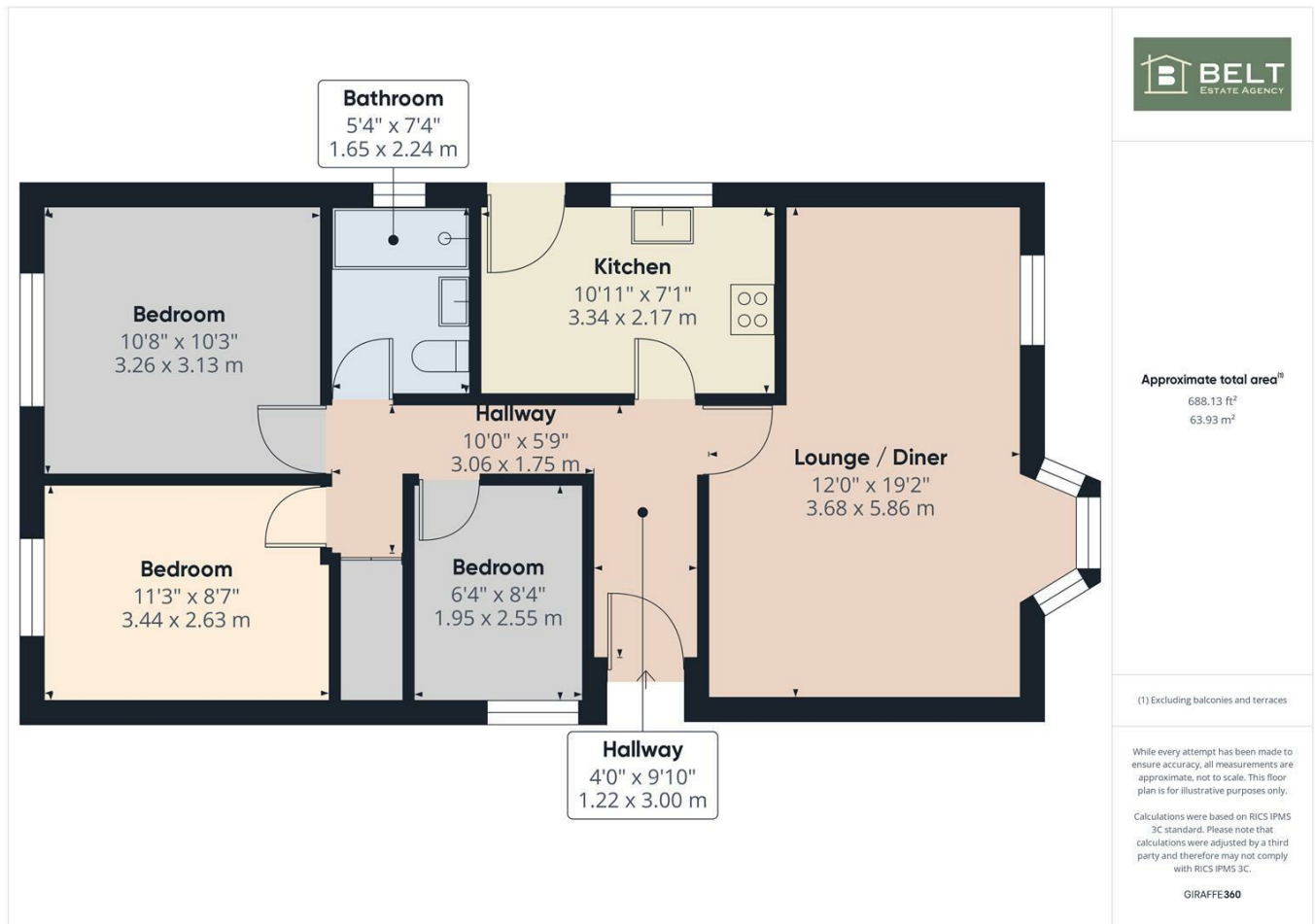
Road Map

Hybrid Map

Terrain Map



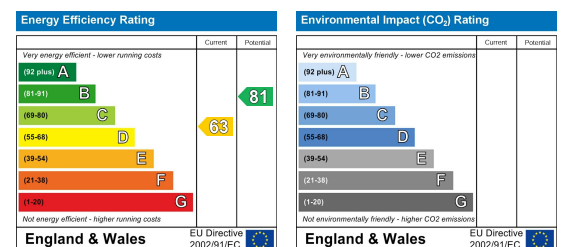
Floor Plan



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



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