



24 Sewerby Headlands, Bridlington, YO16 7DF

Price Guide £190,000



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Welcome to Sewerby Headlands in Bridlington, a well presented two bedroom semi detached bungalow.

Situated in a prime location with easy access to the variety of shops on Marton Road, including 'One Stop', '149' fish & chip shop, pharmacy, and hairdressers As well as The Co-op supermarket and The Friendly Foresters public house on Martongate and bus routes.

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

The property is offered with no ongoing chain, allowing for a smooth and hassle-free transition for the new owners. Whether you are looking to retire, downsize, or simply enjoy a more manageable living space, this bungalow is an ideal choice. With its prime location and well-maintained condition, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely bungalow your new home.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and access to a part boarded loft space by drop down ladder with lighting.

Lounge:

15'8" x 11'11" (4.78m x 3.65m)

A front facing room, electric fire with a wood surround, upvc double glazed bay window and central heating radiator.

Kitchen:

10'6" x 7'3" (3.22m x 2.22m)

Fitted with a range of modern base and wall units, under cupboard lighting, composite one and a half sink unit, extractor, part wall tiled, pantry, plumbing for washing machine and upvc double glazed window.

Conservatory:

17'1" x 7'3" (5.21m x 2.21m)

Over looking the garden, central heating radiator and french doors.

Bedroom:

13'10" x 11'5" (4.23m x 3.48m)

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

Bedroom:

11'8" x 9'3" (3.58m x 2.83m)

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

Bathroom:

8'7" x 6'2" (2.63m x 1.89m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, shower panelling, extractor, built in storage cupboard housing gas combi boiler, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a part wall enclosed garden. Block paved with shrubs and bushes. To the side elevation of the property is a block paved driveway leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden. Paved patio to lawn, borders of shrubs and bushes. Two small brick outbuildings for storage.

Garage:

Electric up and over door, power and lighting.

Notes:

Council tax band: B

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.



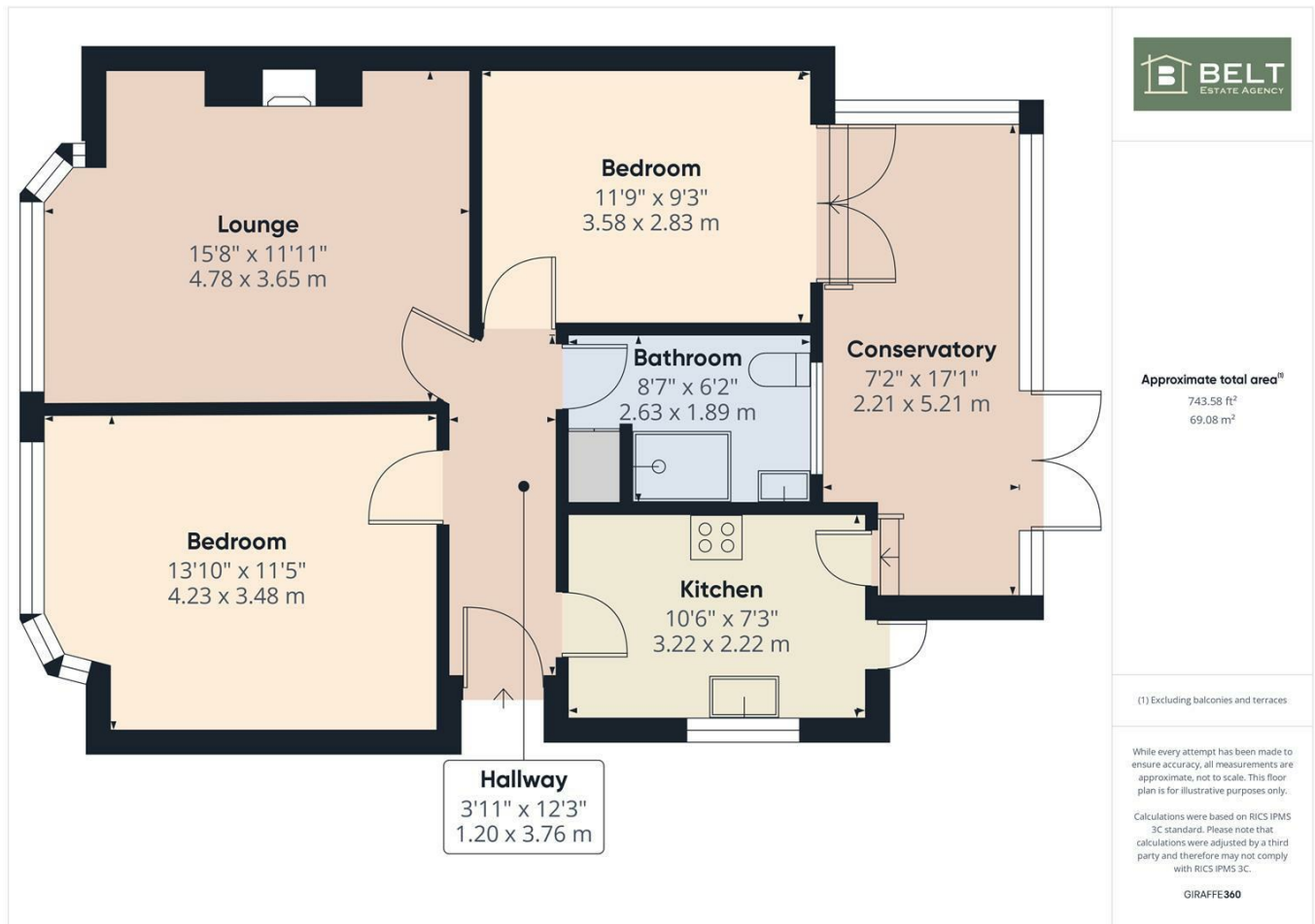
Road Map

Hybrid Map

Terrain Map



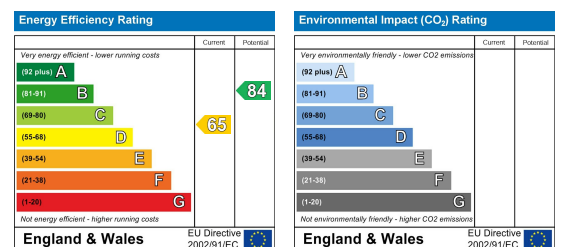
Floor Plan



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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