



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



## 7 Banks Close, Bridlington, YO16 6AU

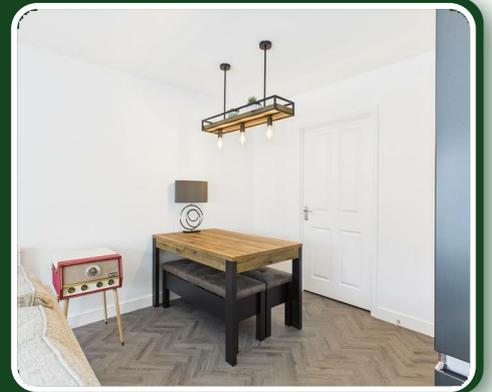
Price Guide £220,000



# 7 Banks Close

Bridlington, YO16 6AU

**Price Guide £220,000**



Welcome to this semi-detached bungalow located in Banks Close, Bridlington.

This newly built property, completed in 2023, boasts a modern design with thoughtful upgrades that enhance its appeal and exudes contemporary living.

As you step inside, you will be greeted by a light and airy atmosphere, enhanced by the open plan living space that seamlessly combines the kitchen, dining, and living area. The b-folding doors invite you to the rear garden, creating a connection between indoor and outdoor spaces, ideal for entertaining or simply enjoying the fresh coastal air.

Located within the exclusive Ward Hills development, this home is part of a thoughtfully designed community by Peter Ward Homes, located just off Scarborough Road with easy access to local shops and the historic charm of Bridlington's old town. The development is known for its high-quality homes.

Whether you are looking to downsize or seeking a retreat, this bungalow offers a unique opportunity to enjoy a contemporary lifestyle in a desirable location. Do not miss the chance to make this stunning property your new home.

## **Entrance:**

Composite door into inner hall, built in storage cupboard, vertical radiator, LVT flooring, and access to a boarded and shelved loft with lighting.

## **Open plan kitchen/dining/living:**

18'1" x 14'7" (5.53m x 4.46m)

Over looking the rear garden.

## **Kitchen:**

Fitted with a range of modern base and wall units, Quartz worktops, central island, inset stainless steel one and a half sink unit, electric oven, induction hob with stainless steel extractor over. Integrated dishwasher, space for a fridge/freezer, under cupboard lighting, LVT flooring and upvc double glazed window with shutter blinds.

## **Lounge/diner:**

Central heating radiator, LVT flooring and upvc double glazed patio doors with shutter blinds onto the garden.

## **Utility:**

5'10" x 4'1" (1.79m x 1.25m)

Plumbing for washing machine, space for a tumble dryer, extractor, LVT flooring and central heating radiator.

## **Bedroom:**

10'4" x 8'5" (3.15m x 2.58m)

A front facing double room, built in modern sliding wardrobes, upvc double glazed window with shutter blinds and central heating radiator.

## **Bedroom:**

9'1" x 8'2" (2.78m x 2.50m)

A front facing double room, built in modern sliding wardrobe, upvc double glazed with shutter blinds and central heating radiator.

### **Bathroom:**

6'6" x 5'5" (2.00m x 1.67m)

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

### **Exterior:**

To the front of the property is a small open plan garden. To the side elevation is a private block paved driveway with ample parking for two cars and electric car charging point.

### **Garden:**

To the rear of the property is a private garden. Paved patio, lawn, raised borders of shrubs and bushes. Large composite shed and four power points.

### **Notes:**

Council tax band: B

The property has an alarm system.

### **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.



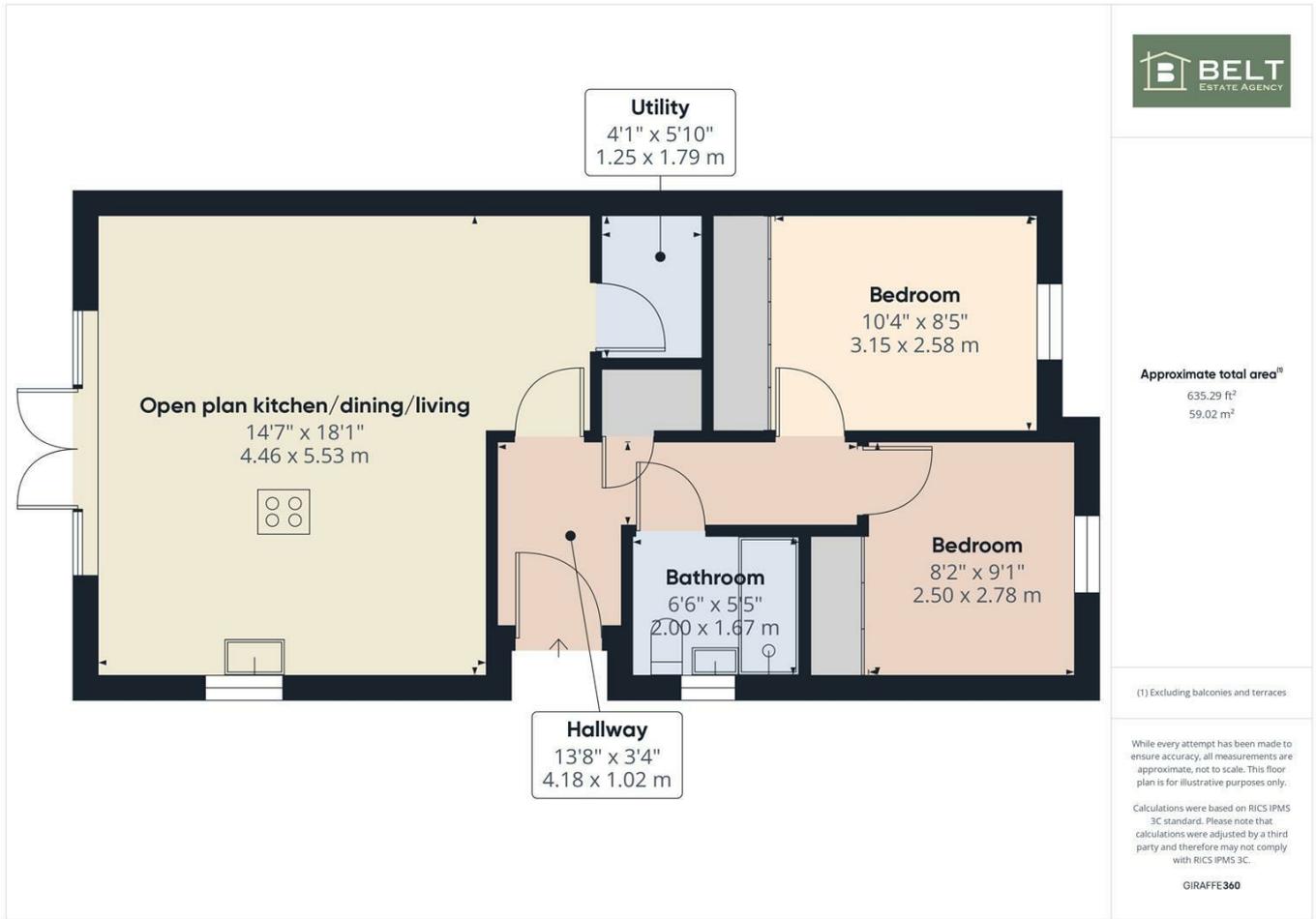
Road Map

Hybrid Map

Terrain Map



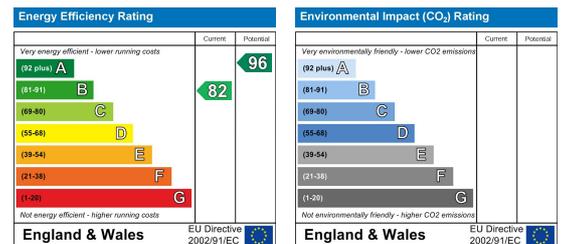
### Floor Plan



### 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

