



**21 Grassland Drive, Bridlington, YO15 3BT**

**Price Guide £250,000**

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# 21 Grassland Drive

Bridlington, YO15 3BT

## Price Guide £250,000



Welcome to Grassland Drive in Bridlington, a five bedroom semi-detached house that presents an exceptional opportunity for families seeking a modern and spacious home. Built in 2022, the property boasts a contemporary design that is both light and airy, creating a welcoming atmosphere throughout. One of the standout features of this property is the open views over the countryside to the front elevation.

The house is situated in a new development on Bridlington's desirable south side, just a stone's throw from the picturesque Belvedere Golf Course. Residents will appreciate the easy access to the stunning south beach, ideal for leisurely strolls and seaside activities. Also conveniently located near main roads leading to Beverley and Hull, making commuting a breeze.

The property comprises: Ground floor: lounge, modern kitchen/diner and wc. First floor: three bedrooms and bathroom. Second floor: two bedrooms and one en-suite. Exterior: private driveway, garage and rear garden. Upvc double glazing and gas central heating.

This semi-detached house on Grassland Drive is an ideal family home, combining modern living with a prime location. With its spacious layout, contemporary design, and proximity to local amenities, it is a property not to be missed.

### Entrance:

Upvc door into inner hall, central heating radiator.

### Lounge:

12'7" x 11'4" (3.84m x 3.47m)

A front facing room, upvc double glazed bay window with shutter blinds and central heating radiator.

### Wc:

4'10" x 3'2" (1.49m x 0.97m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

### Kitchen/diner:

14'6" x 8'10" (4.44m x 2.71m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Integrated fridge/freezer, washing machine and dishwasher. Upvc double glazed window with shutter blinds, understairs storage cupboard, central heating radiator and upvc double glazed french doors onto the garden.

### First floor:

Central heating radiator.

### Bedroom:

14'7" x 9'4" (4.46m x 2.85m)

A spacious front facing double room, two upvc double glazed windows with shutter blinds and central heating radiator.

### Bedroom:

9'8" x 8'2" (2.95m x 2.51m)

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

### Bedroom:

6'5" x 5'10" (1.97m x 1.79m)

A rear facing single room, upvc double glazed window with shutter blinds and central heating radiator.

### Bathroom:

8'2" x 5'7" (2.51m x 1.71m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

### Second floor:

Built in storage cupboard, central heating radiator



**Bedroom:**

14'6" x 9'11" (4.42m x 3.03m)

A rear facing double room, two upvc double glazed windows with shutter blinds and central heating radiator.

**Bedroom:**

14'6" x 9'0" (4.42m x 2.76m)

A front facing double room, built in storage cupboard, two upvc double glazed windows with shutter blinds and central heating radiator.

**En-suite:**

5'7" x 5'4" (1.72m x 1.64m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a small open plan garden with lawn. To the side elevation is a private driveway with ample parking leading to the garage.

**Garden:**

To the rear of the property is a fenced garden, paved patio with covered gazebo to lawn.

**Garage:**

Brick built garage, 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



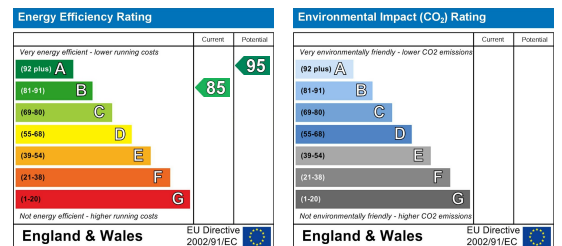
### Floor Plan



### 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.



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