



**6 Sandsacre Road, Bridlington, YO16 6TZ**

**Price Guide £259,950**





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Welcome to the desirable Sandsacre Road area of Bridlington, a two bedroom detached bungalow.

This bungalow is in walk-in condition, having been well maintained, allowing you to settle in without the need for immediate renovations. The low maintenance gardens are perfect for those who wish to enjoy outdoor space without the burden of extensive upkeep. Additionally, the property boasts ample parking.

The prime location enhances the appeal, as it is situated close to local shops, restaurants, and public houses, ensuring that all your daily needs are within easy reach.

The property is just a short distance from the picturesque Sewerby village, where you can enjoy scenic walks along the north beach and the stunning cliff tops.

With no ongoing chain, you can look forward to a smooth and swift transition into your new home. This delightful bungalow is perfect for retirees, or anyone looking down sizing. Don't miss the chance to make this lovely property your own.

## Entrance:

Upvc double glazed door into inner porch. Door into inner hall, central heating radiator and access to the loft space.

## Lounge:

14'2" x 10'7" (4.34m x 3.24m)

A front facing room, gas fire with tiled inset and brick surround. Two upvc double glazed windows, upvc double glazed bow window and central heating radiator.

## Kitchen:

11'8" x 7'9" (3.56m x 2.37m)

Fitted with a range of modern base and wall units, granite worktops, composite sink unit, electric oven, gas hob with

extractor above. Fully wall tiled, integrated dishwasher and fridge. Upvc double glazed window, central heating radiator and upvc double glazed door into the utility.

## Utility:

5'7" x 3'3" (1.72m x 1.00m)

Plumbing for washing machine, space for a tumble dryer and freezer. Pantry, upvc double glazed windows and upvc double glazed door onto the rear garden.

## Dining room:

10'8" x 7'10" (3.27m x 2.39m)

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

## Bedroom:

11'1" x 10'8" (3.40m x 3.27m)

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

## Bedroom:

10'7" x 9'8" (3.25m x 2.97m)

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

## Bathroom:

8'0" x 5'6" (2.44m x 1.68m)

Comprises modern suite, shower cubicle with plumbed in shower, wash hand basin vanity unit. Fully wall tiled, floor tiled, built in storage cupboard housing hot water store, extractor, upvc double glazed window and stainless steel ladder radiator.

### **Wc:**

5'5" x 2'10" (1.67m x 0.88m)

Wc, fully wall tiled, floor tiled and upvc double glazed window.

### **Exterior:**

To the front and side of the property is ample private blocked paved parking.

### **Garden:**

To the rear of the property is a low maintenance block paved garden and a timber built shed.

### **Garage:**

Power and lighting.

### **Notes:**

Council tax band C.

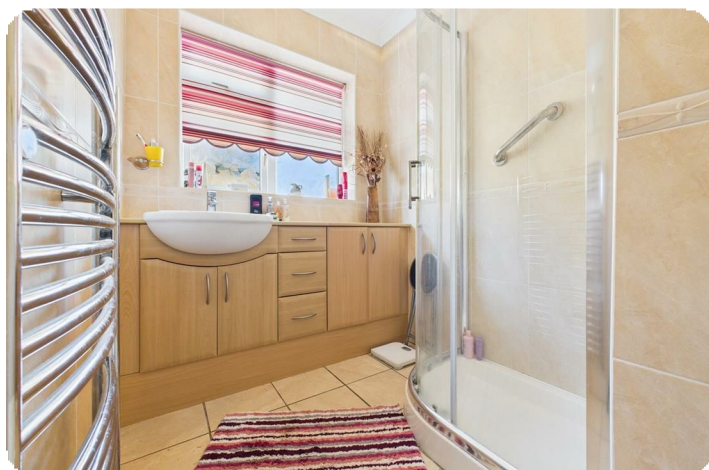
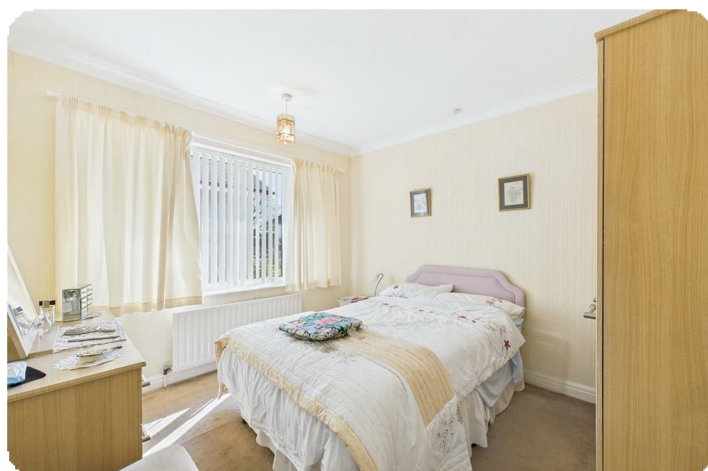
### **Purchase procedure**

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



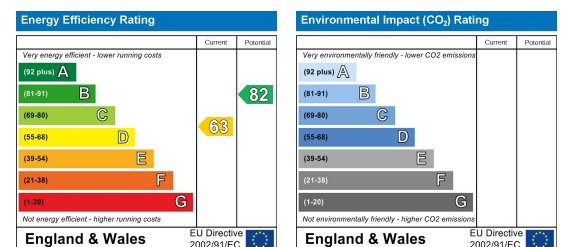
## Floor Plan



## 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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