



**39 Airedale Drive, Bridlington, YO16 6GL**

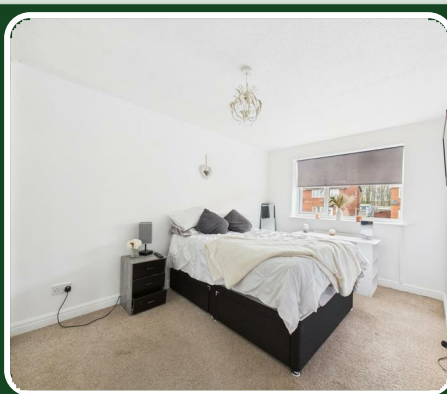
**Price Guide £189,950**



# 39 Airedale Drive

Bridlington, YO16 6GL

## Price Guide £189,950



Welcome to the desirable area of Airedale Drive, Bridlington, a three bedroom semi-detached house that presents an excellent opportunity for first-time buyers. Situated just off Martongate, this property benefits from a prime residential location. You will find essential amenities within easy reach, including The Co-op supermarket for your daily shopping needs, the Friendly Foresters public house and Bridlington North Library. Families will appreciate the proximity to local schools and parks.

This property comes with no ongoing chain, allowing for a smooth and efficient purchasing process.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator.

### Wc:

6'7" x 2'7" (2.02 x 0.79m )

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

### Lounge:

14'7" x 12'9" (4.47 x 3.90m )

A spacious front facing room, fireplace with wood surround, upvc double glazed window and two central heating radiators.

### Kitchen/diner:

16'0" x 9'3" (4.90 x 2.83m )

Fitted with a range of base and wall units, stainless steel

sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, gas boiler, understairs storage cupboard, two upvc double glazed windows, central heating radiator and upvc double glazed door to the side elevation.

### First floor:

Upvc double glazed window.

### Bedroom:

14'7" x 8'11" (4.46 x 2.73m )

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

### Bedroom:

9'11" x 9'7" (3.04 x 2.94m )

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

### Bedroom:

10'7" x 7'1" (3.24 x 2.16m )

A front facing single room, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

### Bathroom:

6'3" x 5'11" (1.93 x 1.81m )

Comprises bath with shower attachment, wc, wash hand basin, part wall tiled, shaver socket, 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 for parking.

### Garden:

To the rear of the property is a fenced garden, pebbled, lawn and decked patio.

### 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



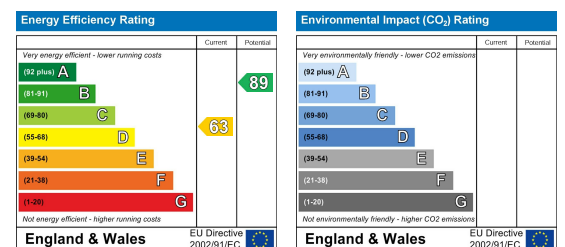
## Floor Plan



## 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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