



## 21 Grasmere Grove, Bridlington, YO16 6HN

Price Guide £169,950

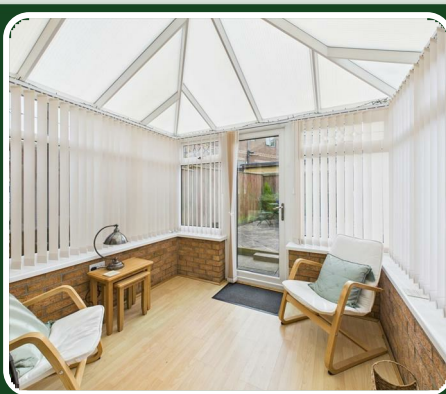




## 21 Grasmere Grove

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Welcome to the cul-de-sac of Grasmere Grove, Bridlington, this end-terrace house offers an excellent opportunity for first-time buyers or those looking to downsize. Built in 2004, the property is well-presented throughout and is in move-in condition, allowing you to settle in with ease.

One of the standout features of this property is the private driveway, along with a garage for additional storage or secure parking. The peaceful surroundings of the cul-de-sac also enhances the appeal.

With no ongoing chain, this property is ready for you to make it your own. Whether you are embarking on your journey as a homeowner or seeking a more manageable living space, this house at Grasmere Grove is a wonderful choice.

#### Entrance:

Door into inner lobby, central heating radiator.

#### Lounge:

13'6" x 11'9" (4.14 x 3.60m)

A front facing room, electric fire in a modern surround, upvc double glazed bay window, two central heating radiators and staircase to first floor.

#### Wc:

4'3" x 3'1" (1.32 x 0.96m)

Wc, wash hand basin, extractor and central heating radiator.

#### Kitchen/diner:

11'8" x 9'4" (3.57 x 2.87m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Gas boiler, part wall tiled, floor tiled, plumbing for washing machine, understairs storage cupboard, upvc double glazed window and central heating radiator.

#### Upvc conservatory:

8'0" x 7'4" (2.44 x 2.24m)

Over looking the garden, electric wall mounted fire.

#### First floor:

##### Bedroom:

11'8" x 10'6" (3.58 x 3.22m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

##### Bedroom:

11'10" x 9'5" (3.62 x 2.88m)

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

##### Bathroom:

6'3" x 5'4" (1.93 x 1.64m)

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

### Exterior:

To the rear of the property is a low maintenance fenced garden, paved and raised flower bed. To the side elevation is a private driveway for parking leading to the garage.

### Garage:

Up and over door.

### Notes:

Council tax band B

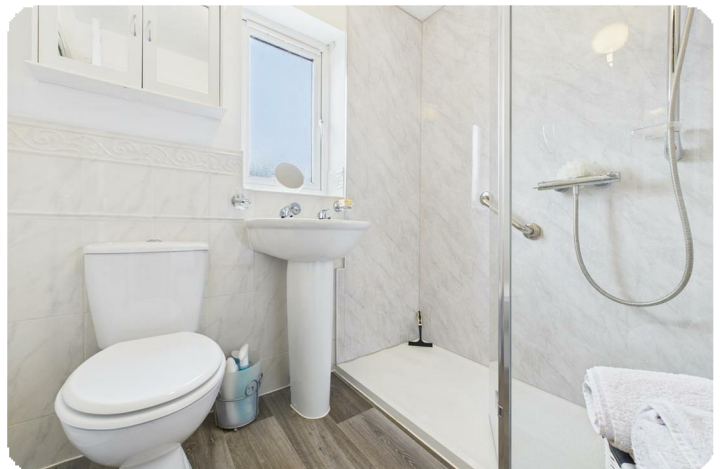
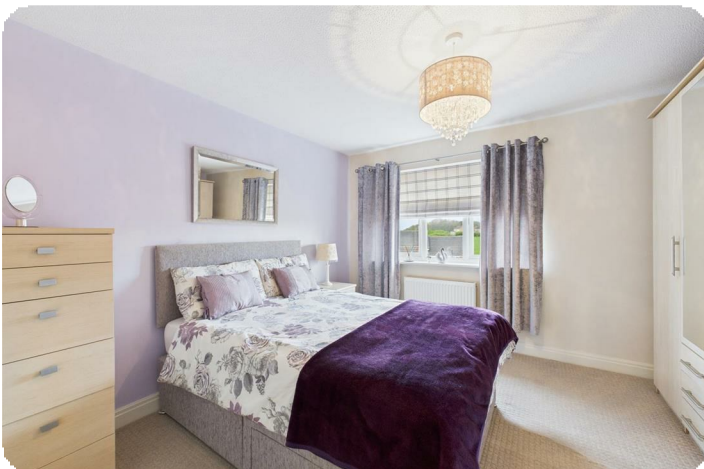
### Purchase procedure

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



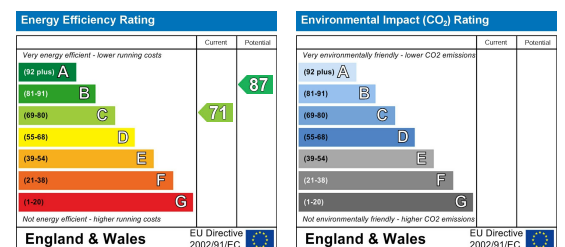
## Floor Plan



## 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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