



## 20 Summerfield Road, Bridlington, YO15 3LF

Price Guide £280,000



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Welcome to Summerfield Road in Bridlington, a substantial semi-detached house that offers an impressive living space, making it an ideal family home.

The property has six generously sized bedrooms plus an office this ensures that everyone has their own private space. The two reception rooms are perfect for relaxing or hosting guests, while the two bathrooms add to the convenience of daily living. The spacious layout allows for a comfortable lifestyle, accommodating both family gatherings and quiet evenings at home.

One of the standout features of this property is its prime location. Just a stone's throw away from the beautiful South Beach, residents can easily enjoy seaside strolls and the refreshing coastal air. The nearby harbour adds to the charm of the area, while the Spa Royal Hall offers a variety of entertainment options. Additionally, the town centre is within easy reach, providing convenient access to shops, restaurants, and local amenities.

Outside, the property benefits from a driveway with ample parking, as well as a garage, providing practical solutions for family vehicles and storage needs.

This home is not only spacious but also perfectly positioned for those who appreciate the beauty of coastal living combined with the convenience of town life. Whether you are looking for a family residence or a holiday retreat, this property is not to be missed.

### Entrance:

Upvc double glazed door into inner porch, tiled floor.

Door into a spacious inner hall, feature tiled floor, understairs storage cupboard, stained glass window and central heating radiator.

### Lounge:

14'3" x 12'11" (4.35m x 3.94m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed bay window and two central heating radiators.

### Sitting room:

14'3" x 12'1" (4.36m x 3.70m)

A rear facing room, log burning stove in a period surround, upvc double glazed bay window and central heating radiator.

### Kitchen/diner:

24'9" x 11'9" (7.56m x 3.60m)

Fitted with a range of base and wall units, composite one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, gas combi boiler, space for a fridge/freezer, plumbing for washing machine, five upvc double glazed windows, central heating radiator and upvc double door into the utility/porch.

### Wc:

4'6" x 2'5" (1.39m x 0.76m)

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

### Utility/porch:

6'8" x 4'9" (2.04m x 1.46m)

Plumbing for washing machine, space for a tumble dryer, tiled floor and door onto the garden.

### First floor:

A spacious landing, upvc double glazed window and central heating radiator.

### Bedroom:

13'1" x 12'11" (3.99m x 3.95m)

A spacious front facing double room, upvc double glazed bay window with side sea view and central heating radiator.

### Bedroom:

13'2" x 12'2" (4.03m x 3.71m)

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

### Bedroom:

11'9" x 10'2" (3.60m x 3.11m)

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

### Bedroom:

11'3" x 8'0" (3.44m x 2.45m)

A front facing double room, upvc double glazed window with side sea view and central heating radiator.

### Bathroom:

9'8" x 7'7" (2.97m x 2.32m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

### Second floor:



### Bedroom:

14'2" x 13'2" (4.32m x 4.02m)

A spacious front facing double room, upvc double glazed window with side sea view and central heating radiator.

### En-suite:

10'5" x 7'6" (3.19m x 2.31m)

Comprises bath with electric shower over, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

### Bedroom:

11'7" x 7'10" (3.54m x 2.41m)

A side facing double room, upvc double glazed window.

### Office:

7'7" x 5'10" (2.33m x 1.78m)

A side facing room, upvc double glazed window.

### Exterior:

To the front of the property is a walled pebbled garden. To the side elevation is a private driveway with ample parking, a car port leading to the garage.

### Garden:

To the rear of the property is a enclosed garden, lawn, decked patio and small outbuilding for storage.

### Notes:

Council tax band: D

### 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



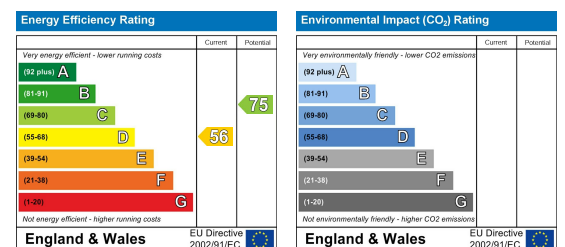
## Floor Plan



## 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



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