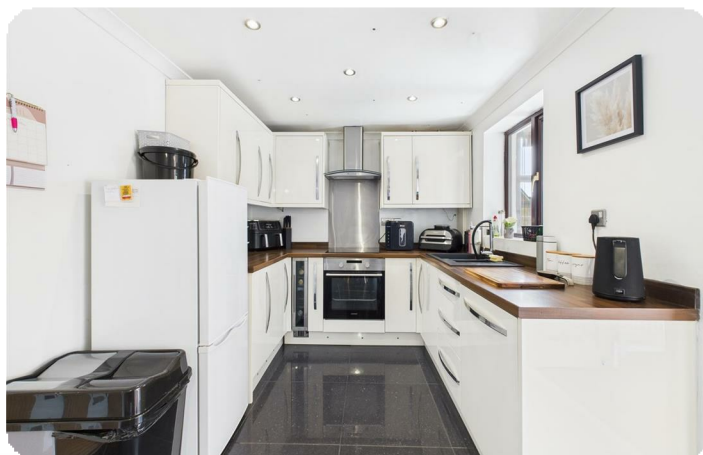




17 Edwardian Drive, Bridlington, YO15 3TF

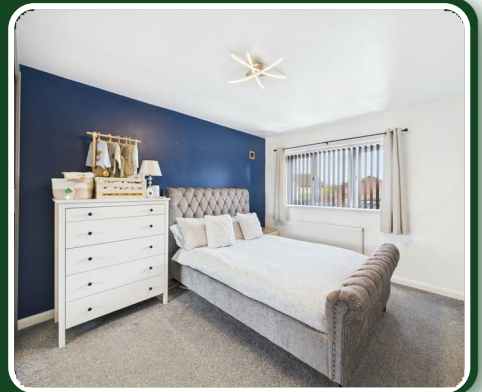
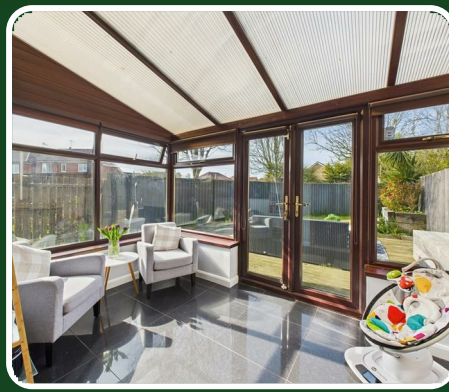
Price Guide £195,000



17 Edwardian Drive

Bridlington, YO15 3TF

Price Guide £195,000



Welcome to the residential area of Edwardian Drive, Bridlington, this beautifully presented semi-detached house offers a blend of modern living and comfort.

With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or a first time buyer.

This property is modernised throughout, ensuring a contemporary feel. A standout feature is the lovely conservatory, which overlooks the garden, providing a space to relax. The garden itself is a wonderful outdoor retreat, ideal for entertaining or simply unwinding after a long day.

Conveniently located just off Georgian Way, this property is within easy reach of local schools, making it an excellent choice for families. The south foreshore is approximately a third of a mile away, offering beautiful coastal walks and leisure activities. Additionally, the property is well-positioned for access to the Bridlington to Hull road and is in close proximity to Bridlington Golf Club.

Don't miss the opportunity to make this lovely house your new home.

Entrance:

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

Lounge:

15'1" x 12'4" (4.62 x 3.77m)

A front facing room, understairs storage cupboard, upvc double glazed windows and composite radiator. Door to

Kitchen/diner:

15'7" x 8'0" (4.77 x 2.46m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven and hob

with stainless steel extractor above. Integrated dishwasher, wine cooler, space for fridge/freezer, tiled floor, upvc double glazed window, vertical radiator and bi-folding doors into the conservatory.

Conservatory:

11'3" x 6'8" (3.43 x 2.05m)

Over looking the garden, tiled floor, central heating radiator and french doors.

First floor:

Built in storage cupboard housing gas combi boiler, upvc double glazed window and access to boarded loft space.

Bedroom:

13'5" x 9'6" (4.09 x 2.90m)

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

Bedroom:

10'0" x 9'5" (3.05 x 2.89m)

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

Bedroom:

8'2" x 6'0" (2.51 x 1.85m)

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

Bathroom:

6'0" x 5'5" (1.84 x 1.67m)

Comprises modern suite, bath with electric shower over, wc and wash hand basin with vanity unit. Fully wall tiled, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a block paved driveway with ample parking and gated access to the rear garden.

Garden:

To the rear of the property is a private fenced garden. Decked patio area to lawn and borders of flower beds.

Garage:

A brick built garage, up and over door, power and lighting.

Notes:

Council tax band C.

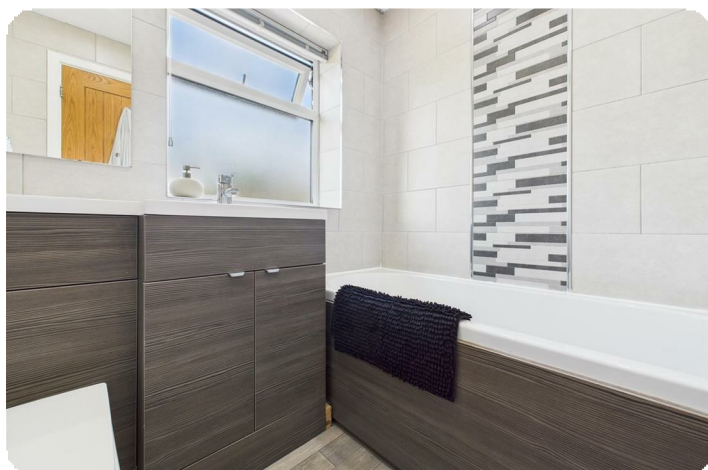
Purchase procedure

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



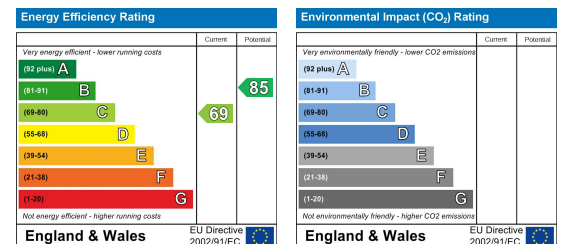
Floor Plan



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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