



9 Greame Road, Bridlington, YO16 6TQ

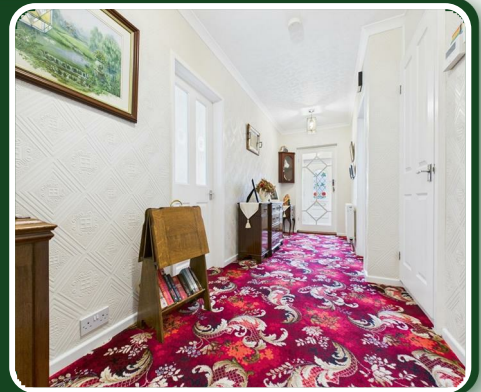
Price Guide £320,000



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Welcome to Greame Road in the seaside town of Bridlington, a deceptively spacious detached bungalow.

The property features two reception rooms, kitchen/diner and two well proportioned bedrooms, ideal for both relaxation and entertaining. The bathroom is thoughtfully designed for convenience.

One of the standout features of this home is the stunning rear garden, which provides a picturesque setting for outdoor enjoyment. The good-sized plot offers ample space for gardening, leisure activities, or simply soaking up the sun. Additionally, the property has ample private parking, a rare find in such a desirable location.

Situated in a prime residential location, the bungalow is just a stone's throw away from the beautiful north beach, scenic cliff top walks and Sewerby Village. The town centre is just a short distance away, ensuring that all necessary conveniences are within easy reach.

The inclusion of solar panels not only enhances the property's energy efficiency but also contributes to a more sustainable lifestyle. This bungalow truly offers the best of both worlds, combining the serenity of coastal living with the accessibility of town life.

This property must be viewed to fully appreciate all that it has to offer. Whether you are looking for a permanent residence or a holiday retreat, this bungalow is an excellent choice for anyone seeking the beauty of coastal living.

Entrance:

Upvc double glazed door into inner porch, wall tiled, floor tiled and central heating radiator.

Door into a spacious inner hall, built in storage cupboard and central heating radiator.

Lounge:

23'2" x 11'9" (7.07m x 3.59m)

A spacious double aspect room, parquet flooring, electric fire with a marble surround, upvc double glazed bay window, two central

heating radiators and upvc double glazed french doors onto the rear garden.

Kitchen/diner:

13'8" x 9'10" (4.17m x 3.02m)

Fitted with a range of base and wall units, breakfast bar, stainless steel sink unit, Gas double oven, gas hob with extractor over. Part wall tiled, floor tiled, gas boiler, plumbing for washing machine, space for fridge/freezer, three upvc double glazed windows and central heating radiator.

Sun room:

Over looking the beautiful garden, upvc double glazed windows, central heating radiator, upvc double glazed door to the side elevation and upvc double glazed door onto the garden.

Bedroom:

15'11" x 10'10" (4.86m x 3.31m)

A rear facing double room, built in wardrobes, cupboards, drawers and dresser. Upvc double glazed bay window and central heating radiator.

Bedroom:

14'1" x 10'10" (4.31m x 3.31m)

A front facing double room, built in wardrobes and dresser. Upvc double glazed bay window and central heating radiator.

Bathroom:

8'8" x 6'4" (2.65m x 1.94m)

Comprises bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, shaver socket, two upvc double glazed windows and central heating radiator.

Exterior:

To the front of the property is a walled garden, paved pathway,

low maintenance pebbled areas with shrubs and bushes.
To the left hand side of the property is a private driveway with ample parking leading to the garage.
To the right hand side of the property is a further garden with artificial lawn and borders.

Garden:

To the rear of the property is a stunning private garden. Paved patios, artificial lawn, established borders of shrubs and bushes. A timber summer house and timber built shed.

Garage:

A brick built garage, power and lighting.

Notes:

Council tax band: C

Solar panels are owned and contribute towards heating the hot water.

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



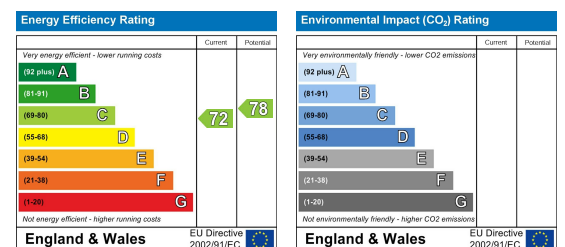
Floor Plan



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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