



18 Foresters Way, Bridlington, YO16 6YN

Price Guide £220,000



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Welcome to the desirable residential area of Foresters Way, Bridlington, this detached bungalow presents an excellent opportunity for those looking to create their dream home.

While the property is in need of modernisation, it provides a blank canvas for buyers to infuse their personal style and preferences.

Location is key, and this bungalow does not disappoint. It is situated close to the Sandsacre Shopping Centre, ensuring that everyday amenities are just a stone's throw away. Additionally, the nearby Lime Kiln Lane offers easy access to the beautiful North Beach, perfect for leisurely strolls or enjoying the seaside. The Martongate area is also within reach, boasting a variety of amenities including a supermarket, library, and restaurant, catering to all your daily needs.

This property is ideal for those seeking a peaceful yet convenient lifestyle in Bridlington. With its potential for modernisation and prime location, it is a fantastic opportunity.

Entrance:

Door into inner hall, central heating radiator, built in storage cupboard housing gas boiler and hot water store.

Lounge/diner:

19'3" x 16'4" (5.88m x 4.98m)

A spacious double aspect room, electric fire, window, two central heating radiators and upvc double glazed patio door on to the rear garden.

Kitchen:

9'8" x 8'7" (2.95m x 2.63m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, space for fridge/freezer window and door onto the rear garden.

Bedroom:

10'4" x 9'5" (3.86m x 2.65m)

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

Bedroom:

10'4" x 9'5" (3.17 x 2.88m)

A rear facing double room, built in wardrobes, two windows and central heating radiator.

Bathroom:

6'8" x 5'6" (2.04m x 1.68m)

Comprises bath, wc, wash hand basin, part wall tiled, window and central heating radiator.

Exterior:

To the front of the property is a walled garden, lawn with borders of shrubs and bushes.

To the side elevation is a private block paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private fenced garden. Lawn, borders of shrubs and bushes. A water point.

Garage:

A brick built garage, up and over door.

Notes:

Council tax band: C

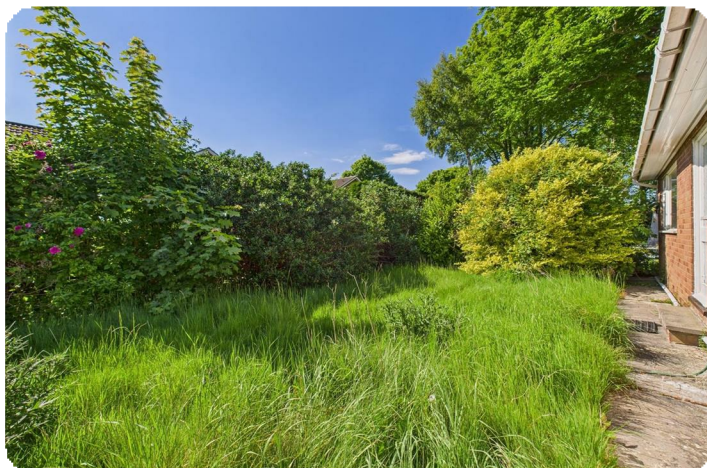
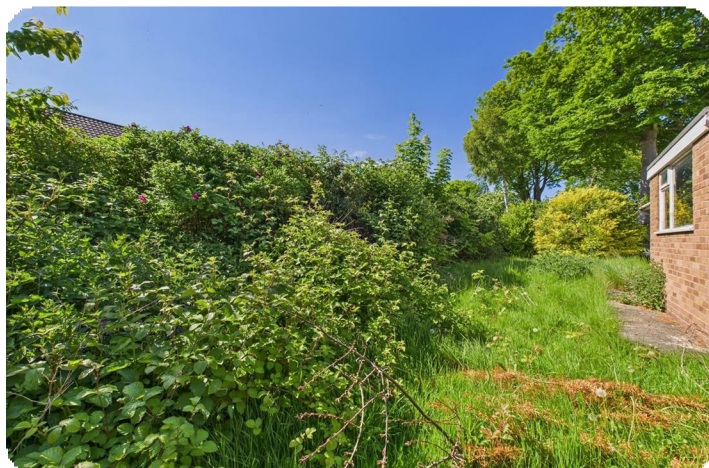
Purchase procedure

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

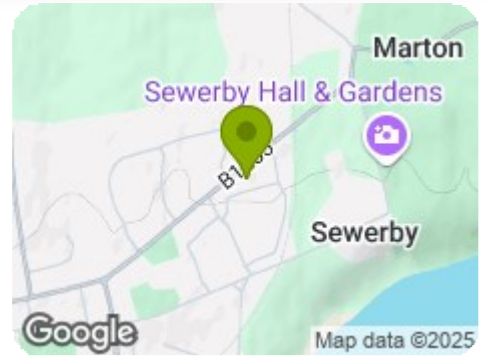
the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



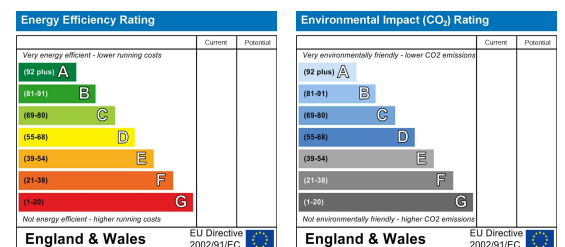
Floor Plan



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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