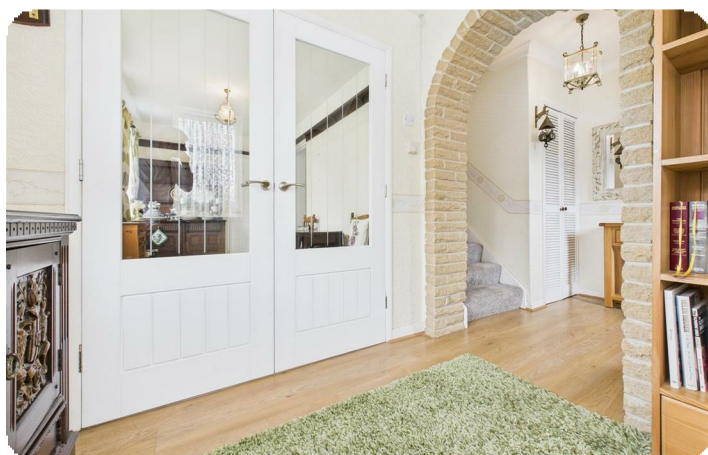




21 Eastfield Road, Bridlington, YO16 7DZ

Price Guide £260,000



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Welcome to Eastfield Road in the coastal town of Bridlington, a detached house in a sought after location.

The property comprises four reception rooms and is light and airy, creating an inviting atmosphere for both relaxation and entertaining.

The three well-proportioned bedrooms, providing ample space for family living or guests and the bathroom is thoughtfully designed.

A feature this home is the ground floor extension, which includes a small sitting room and a convenient WC, enhancing the living space and offering versatility for various needs.

For those who appreciate outdoor space, the large established rear garden offers a retreat, perfect for enjoying sunny days or hosting gatherings with family and friends. Additionally, the property provides private parking and a garage.

Conveniently located near the north foreshore, this property is just a short stroll away from stunning cliff-top walks, the picturesque Sewerby Village, and various parks. Families will appreciate the proximity to local schools and shops, as well as easy access to bus service routes, ensuring that all amenities are within reach.

This well-maintained and loved home is ready for its next chapter, whether you are looking for a family home or a peaceful retreat by the sea, this property is sure to impress.

Entrance:

Upvc double glazed door into spacious inner hall, deep understairs storage cupboard, two upvc double glazed windows and two central heating radiators.

Lounge:

13'1" x 12'8" (4.01m x 3.87m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed window, central heating radiator and archway into the dining room.

Dining room:

10'9" x 9'10" (3.29m x 3.00m)

A rear facing room, central heating radiator and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

13'8" x 9'8" (4.19m x 2.95m)

A spacious rear facing room, tiled floor, central heating radiator and upvc double glazed french doors to rear garden.

Kitchen:

13'7" x 8'3" (4.15m x 2.54m)

Fitted with a range of modern base and wall units, ceramic one and a half sink unit, electric double oven, gas hob with stainless steel extractor over. Understairs storage cupboard, upvc double glazed window, integrated fridge/freezer, dishwasher and washing machine.

Sitting room:

11'9" x 7'0" (3.60m x 2.14m)

A side facing room, upvc double glazed window, central heating radiator and composite door to the side elevation.

Wc:

7'0" x 4'9" (2.15m x 1.46m)

Wc, wash hand basin, gas boiler and two upvc double glazed windows.

First floor:

Upvc double glazed window.

Bedroom:

13'2" x 10'9" (4.03m x 3.29m)

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

Bedroom:

13'0" x 9'8" (3.98m x 2.97m)

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

Bedroom:

8'9" x 8'5" (2.67m x 2.59m)

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

Bathroom:

8'3" x 5'8" (2.53m x 1.75m)

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

Exterior:

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

To the side elevation is a private driveway with ample parking.

Garden:

A beautiful large garden, lawn, paved patio, vegetable plots, well established borders and flower beds of hedges, shrubs and bushes. A pond, timber built shed and a greenhouse,

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:

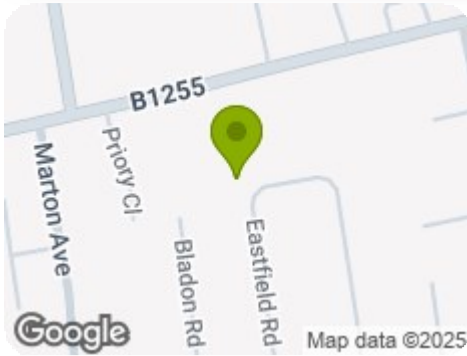
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



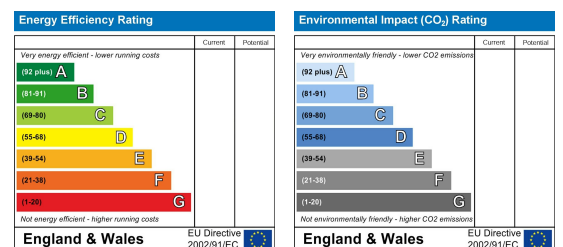
Floor Plan



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



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