



66 Airedale Drive, Bridlington, YO16 6GL

Price Guide £175,000



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Welcome to the desirable area of Airedale Drive, Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers.

The property boasts three bedrooms, a comfortable reception room, perfect for relaxing or entertaining. The heart of the home is undoubtedly the modern fitted kitchen, which has been thoughtfully designed to meet modern standards. Additionally, the property features two bathrooms, ensuring convenience for all occupants.

Situated in a sought-after location, this home is close to local amenities, schools, and parks, making it an ideal choice for families. With its appealing features and prime location, this semi-detached house on Airedale Drive is a wonderful opportunity for those looking to step onto the property ladder. Don't miss your chance to make this house your new home.

Entrance:

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

Wc:

6'2" x 3'2" (1.89m x 0.97m)

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

Kitchen:

12'2" x 7'11" (3.73m x 2.42m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, gas combi boiler fitted in 2024, upvc double glazed window and central heating radiator.

Lounge/diner:

15'0" x 13'6" (4.58m x 4.13m)

A rear facing room, upvc double glazed window, central heating radiator, staircase to first floor and upvc double glazed patio doors onto the garden.

First floor:

Built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

10'9" x 8'5" (3.28m x 2.57m)

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

En-suite:

8'4" x 3'4" (2.55m x 1.02m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, shaver socket, extractor and central heating radiator.

Bedroom:

9'5" x 8'4" (2.89m x 2.56m)

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

Bedroom:

7'4" x 6'5" (2.25m x 1.97m)

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

Bathroom:

6'5" x 6'3" (1.97m x 1.91m)

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

Exterior:

To the front of the property is a open plan garden with lawn.

To the side elevation is a driveway for parking leading to the garage.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn.

Garage:

Up and over door, power and lighting.

Notes:

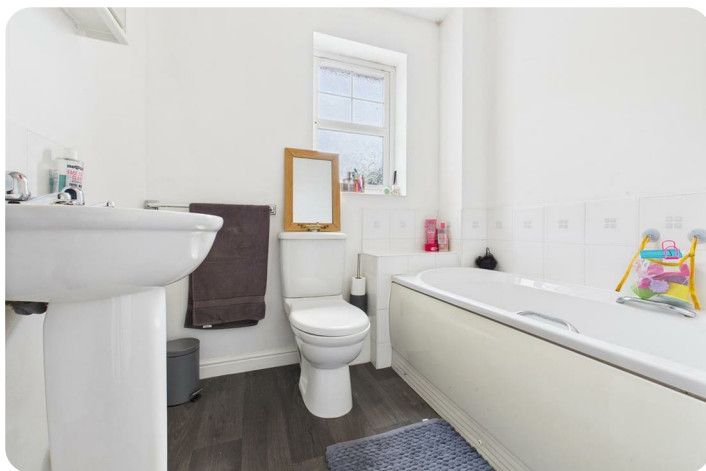
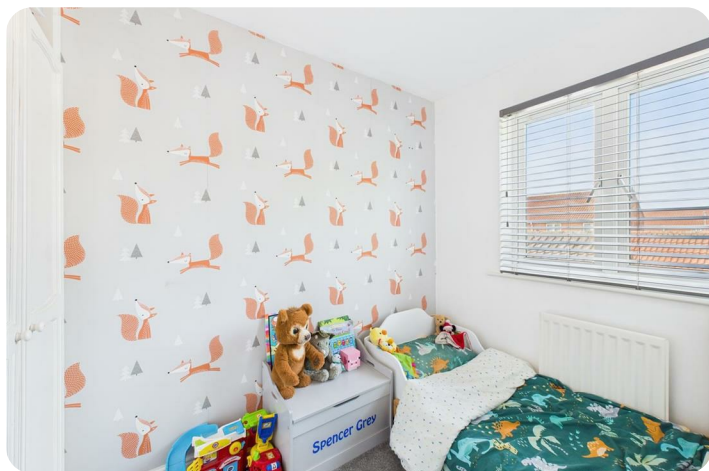
Council tax band C

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



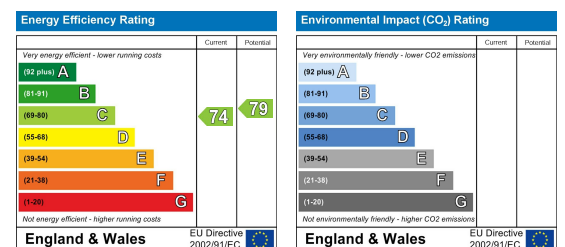
Floor Plan



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.