



## 27 Headlands Close, Bridlington, YO16 6XX

Price Guide £169,950



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Welcome to Headlands Close in the coastal town of Bridlington, this semi-detached bungalow presents an excellent opportunity for those looking to downsize. Recently renovated by the current owner, this bungalow features a brand-new kitchen and bathroom, along with tasteful redecoration and new flooring throughout. The fresh and contemporary design creates a warm and inviting atmosphere, ready for you to move in and make it your own.

The location is particularly advantageous, situated just off Martongate, which provides easy access to a variety of local amenities. Within a short distance, you will find The Co-op supermarket for your daily needs, the Friendly Foresters pub and Bridlington North Library.

With no ongoing chain, you can move in with ease and start enjoying your new home right away.

Do not miss the chance to view this bungalow in Bridlington.

#### **Entrance:**

Upvc double glazed door into inner hall, built in storage cupboard housing gas combi boiler.

#### **Kitchen:**

**8'7" x 7'8" (2.62m x 2.36m)**

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

#### **Lounge/diner:**

**16'9" x 9'6" (5.13m x 2.91m)**

A spacious front facing room, electric fire in a modern surround, upvc double glazed bow window and central heating radiator.

#### **Inner hall:**

Built in storage cupboard and access to the loft space.

#### **Bedroom:**

**11'9" x 9'6" (3.59m x 2.91m)**

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

#### **Bedroom:**

**8'9" x 7'10" (2.68m x 2.41m)**

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

#### **Bathroom:**

**7'7" x 4'9" (2.33m x 1.46m)**

Comprises a modern suite, walk in shower with electric shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

#### **Exterior:**

To the front of the property is a open plan paved garden. To the side elevation is a private paved driveway and access to the rear garden.

### **Garden:**

To the rear of the property is a private fenced garden. Paved patio to pebbled area with borders of shrubs and bushes. A timber built shed.

### **Notes:**

Council tax band: A

### **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

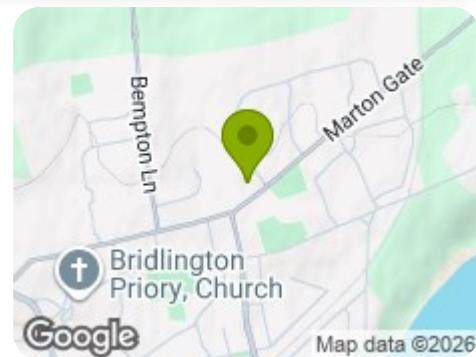
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, 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.



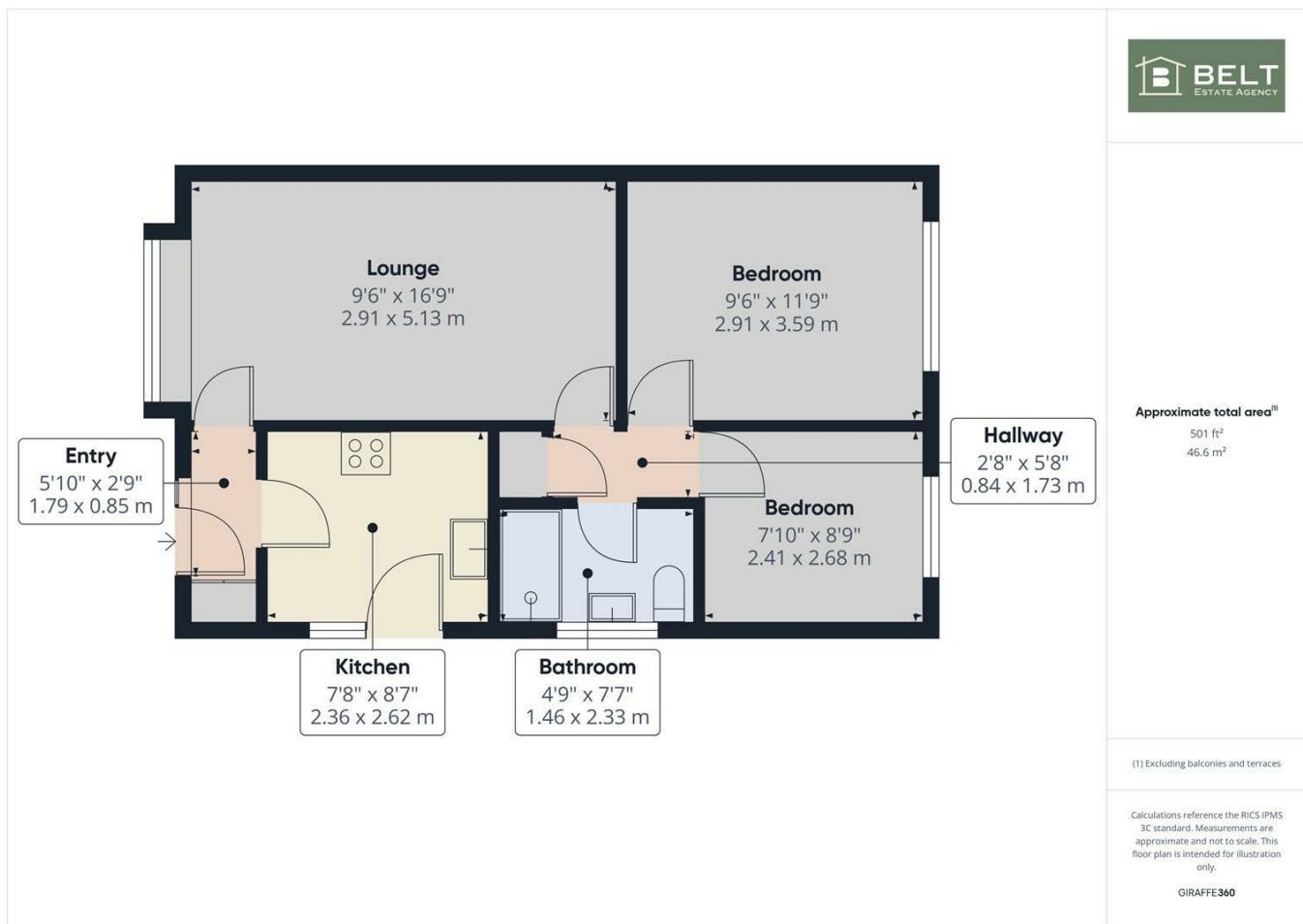
## Road Map

## Hybrid Map

## Terrain Map



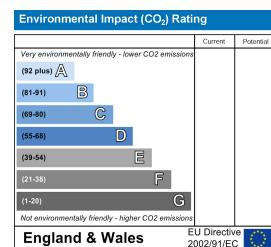
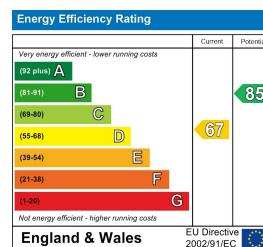
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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