



## 28 Bemrose Grove, Bridlington, YO16 7DL

Price £185,000



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Welcome to the cul-de-sac of Bemrose Grove, this semi-detached bungalow offers a perfect blend of comfort and convenience.

Located on the north side of Bridlington, the property is just a short stroll of approximately 200 yards from local shops, a chemist, and a general store, making daily errands a breeze. Additionally, the area is well-served by bus routes, ensuring easy access to the wider area.

This modernised bungalow features two bedrooms, a well-appointed bathroom, kitchen and a spacious reception room that provides a warm and welcoming atmosphere. The property is in walk-in condition, allowing you to settle in without the need for immediate renovations or updates.

This home is ideal for those looking to downsize, the thoughtful layout and contemporary finishes make it a perfect choice for anyone seeking a low-maintenance lifestyle in a peaceful setting.

To truly appreciate this property, a viewing is highly recommended.

## Entrance:

Upvc double glazed door into inner hall, central heating radiator and built in storage cupboard.

## Lounge/diner:

13'11" x 11'6" (4.25m x 3.53m)

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

## Kitchen:

10'8" x 7'10" (3.26m x 2.41m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

## Bedroom:

9'8" x 8'9" (2.95m x 2.69m)

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

## Bedroom:

13'10" x 10'6" (4.24m x 3.21m)

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

## Bathroom:

7'2" x 6'3" (2.20m x 1.93m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and chrome ladder radiator.

## Exterior:

To the front of the property is a low maintenance pebbled garden. To the side elevation is a private driveway for parking.

## **Garden:**

To the rear of the property is a private low maintenance fenced enclosed garden. Mainly pebbled and a decked patio.

## **Notes:**

Council tax band: B

## **Purchase procedure**

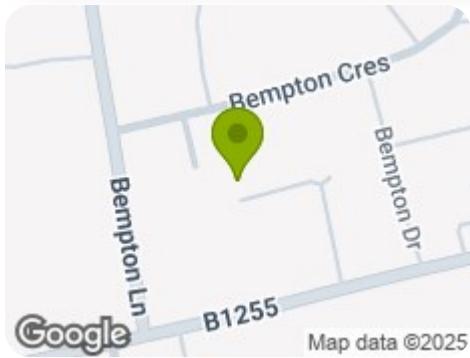
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## **General Notes:**

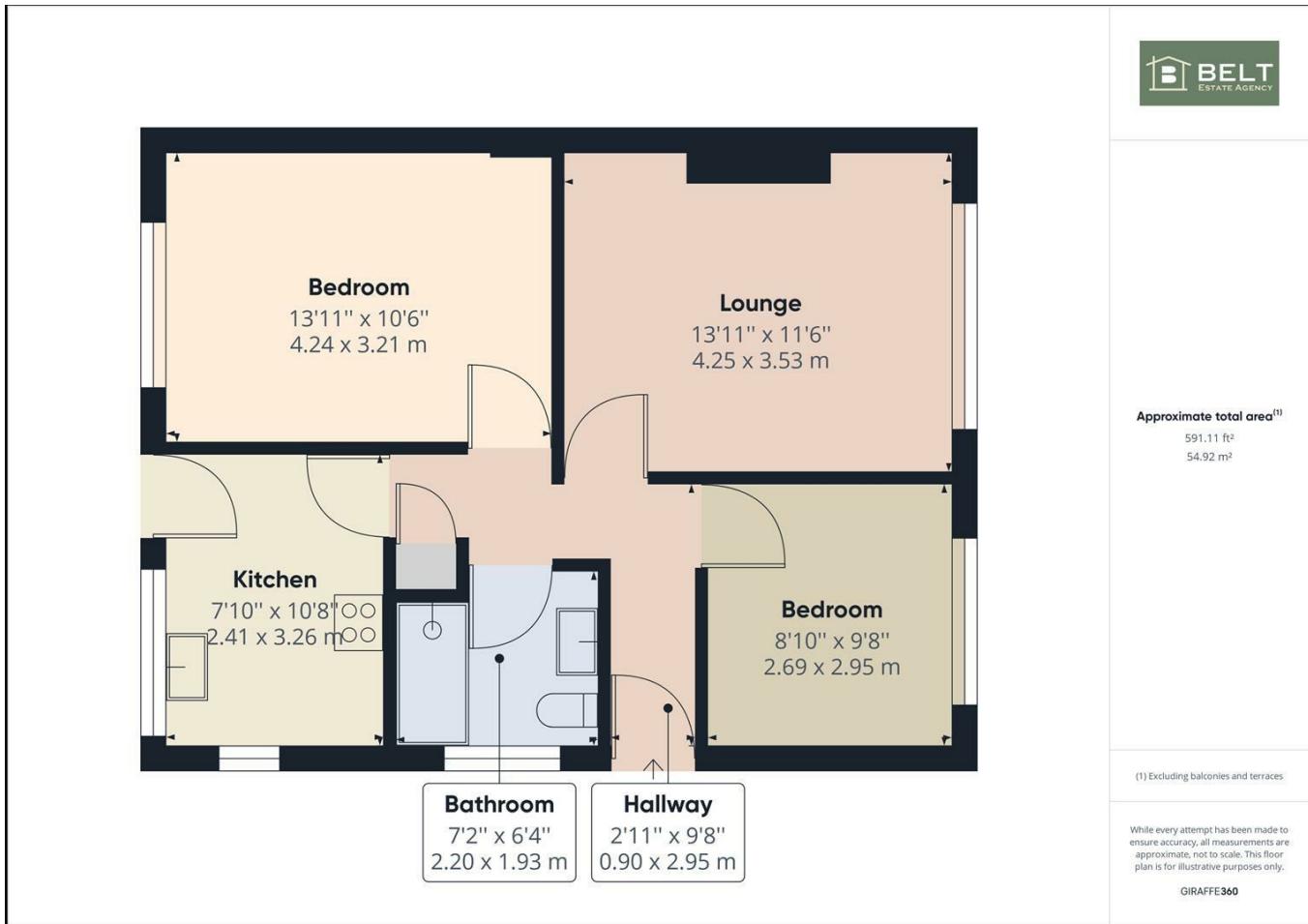
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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





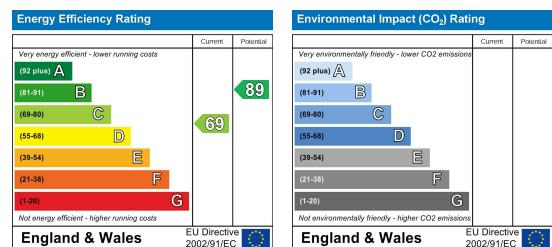
## Floor Plan



## 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.