



## 37 Willow Drive, Bridlington, YO16 6UZ

Price Guide £169,950



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Welcome to the desirable residential area of Willow Drive, Bridlington, this semi-detached bungalow presents an excellent opportunity for those looking to downsize. The property boasts two well-proportioned bedrooms, including an extended main bedroom that offers ample space and comfort.

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation. The bungalow features a kitchen and a well-appointed bathroom, ensuring convenience for everyday living.

Residents will appreciate the proximity to local shops, restaurants, and public houses. For those who enjoy the outdoors, the stunning north beach and scenic cliff-top walks are just a short distance away. Additionally, nearby bus routes provide easy access to surrounding areas, enhancing the convenience of this lovely home.

Don't miss the chance to make this delightful property your new home.

#### **Entrance:**

Upvc double glazed door into inner hall, central heating radiator.

#### **Kitchen:**

**7'9" x 7'5" (2.37m x 2.27m)**

Fitted with a range of base and wall units, composite one and a half sink unit, electric oven and hob with extractor over. Pantry, plumbing for washing machine, upvc double glazed window and upvc double glazed door to the side elevation.

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

**17'3" x 9'7" (5.28m x 2.94m)**

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

#### **Inner hall:**

Built in storage cupboard and central heating radiator.

#### **Bedroom:**

**18'0" x 9'4" (5.50m x 2.85m)**

An extended rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

#### **Bedroom:**

**9'11" x 8'2" (3.04m x 2.51m)**

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

#### **Bathroom:**

**6'2" x 5'3" (1.88m x 1.62m)**

Comprises electric shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

#### **Sun room:**

**7'9" x 7'5" (2.38m x 2.27m)**

Two upvc double glazed windows, upvc double glazed door to the side elevation and upvc double glazed door onto the garden.

### **Exterior:**

To the front of the property is a low maintenance open plan pebbled garden. To the side elevation is a private paved driveway leading to the garage.

### **Garden:**

To the rear of the property is a low maintenance pebbled garden with borders of shrubs and bushes.

### **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.

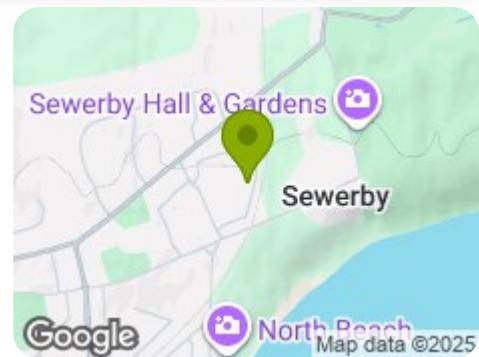
**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the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



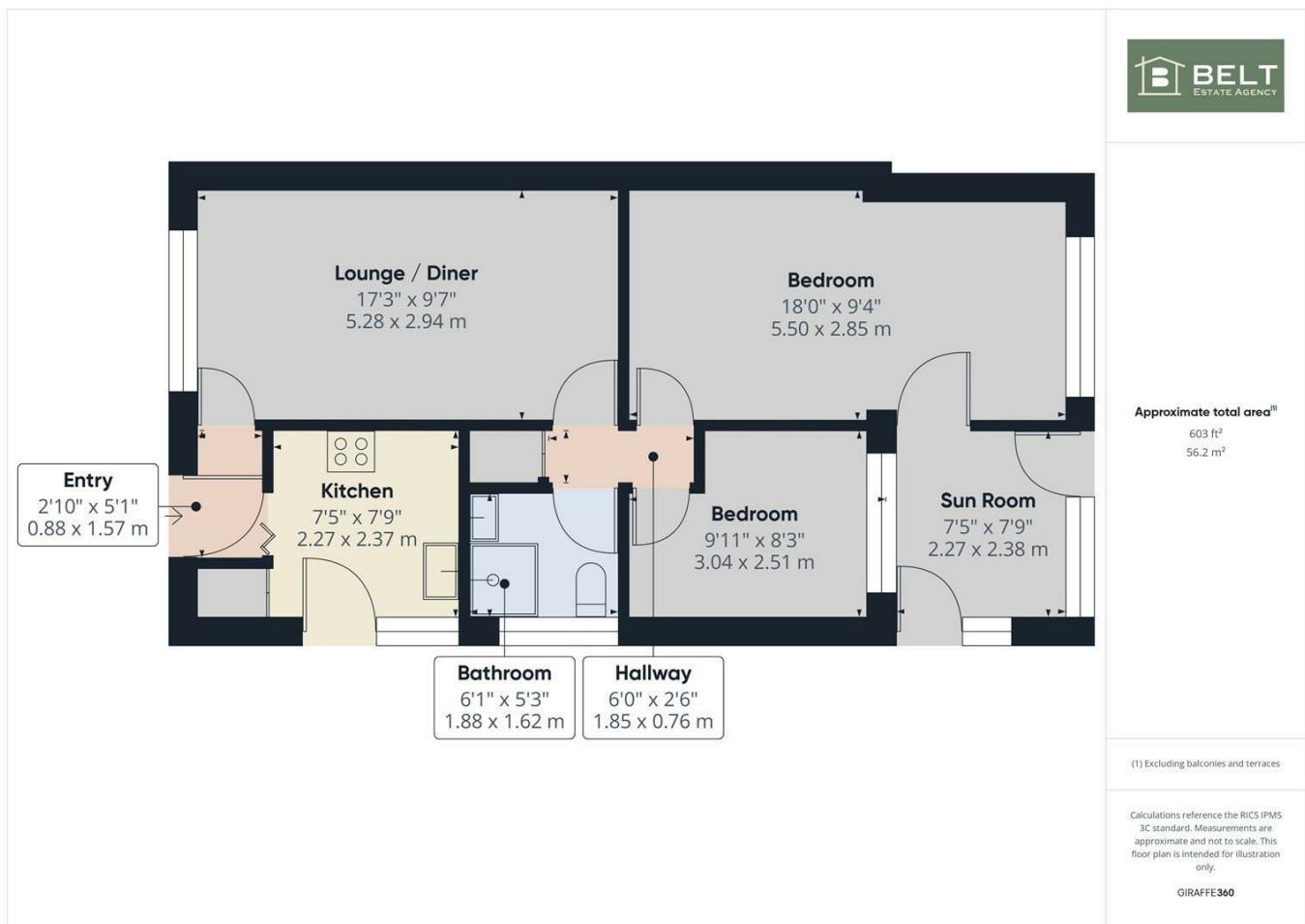
## Road Map

## Hybrid Map

## Terrain Map



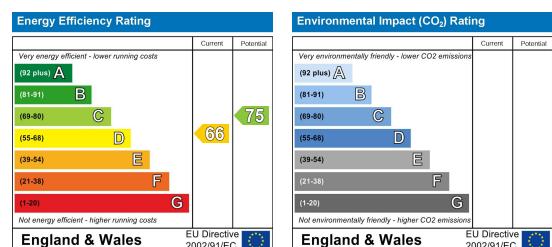
## Floor Plan



## 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.