



**12 North Leas Walk, Bridlington, YO16 6HU**

**Price Guide £159,950**

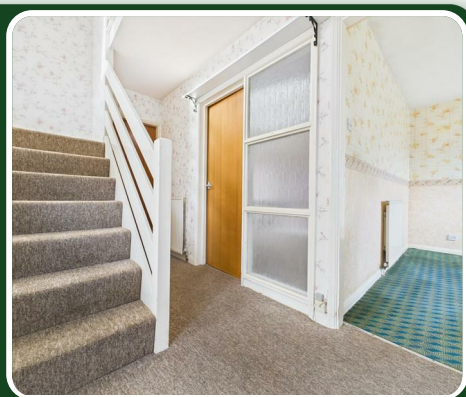




# 12 North Leas Walk

Bridlington, YO16 6HU

## Price Guide £159,950



Welcome to North Leas Walk in the coastal town of Bridlington. This three-bedroom semi-detached house offers an excellent opportunity for families and individuals alike.

Having been in the same ownership since its construction in 1983, this property offers excellent potential for modernisation, reconfiguration, or extension—providing a true blank canvas to create a home tailored to your own taste.

Upon entering, you will find a deceptively spacious layout that includes a welcoming reception room, kitchen, Wc, bedroom and office. First floor two well-proportioned double bedrooms provide ample space for family living or guest accommodation and a bathroom.

The location is particularly advantageous, being just off Bampton Lane in a quiet cul-de-sac, within easy reach of a supermarket, local shops, and a pub/restaurant.

### Entrance:

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

### Lounge:

17'5" x 9'5" (5.31m x 2.88m)

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

### Kitchen:

11'0" x 10'0" (3.37m x 3.07m)

Fitted with a range of base and wall units, stainless steel

sink unit, part wall tiled, plumbing for washing machine, upvc double glazed window and central heating radiator.

### Bedroom:

8'6" x 8'6" (2.60m x 2.60m)

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

### Office:

8'3" x 5'1" (2.54m x 1.56m)

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

### Wc:

3'10" x 2'6" (1.19m x 0.77m)

Wc, wash hand basin, part wall tiled and upvc double glazed window.

### First floor:

Access to boarded eaves, built in storage cupboard (housing hot water store) and two upvc double glazed windows.

### Bedroom:

10'5" x 8'3" (3.19m x 2.54m)

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

### Bedroom:

13'7" x 10'0" (4.16m x 3.06m)

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

**Bathroom:**

9'11" x 5'11" (3.03m x 1.81m)

Comprises a walk in shower with electric shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a enclosed garden with lawn, borders of shrubs, bushes and hedges.

To the side elevation is a private tarmac driveway leading to the garage.

**Garden:**

To the rear of the property is a private fenced garden. Lawn with borders of shrubs, bushes and hedges.

**Garage:**

Up and over door.

**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



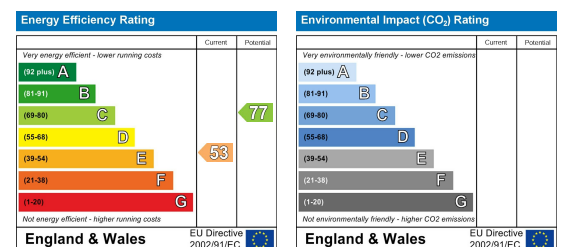
## Floor Plan



## 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.