



**13 Kirkham Road, Bridlington, YO16 6ER**

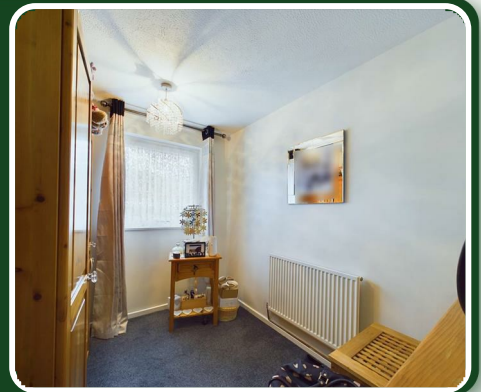
**Price Guide £165,000**



# 13 Kirkham Road

Bridlington, YO16 6ER

## Price Guide £165,000



A modernised two-bedroom semi-detached bungalow situated in a sought-after cul-de-sac just off Bempton Lane.

Conveniently close to the local 'Londis' shop, various bus service routes, and nearby amenity land.

The property comprises: kitchen, lounge, two double bedrooms and modern bathroom. Exterior: gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating.

Whether you're looking to downsize, invest, or simply enjoy the ease of single-level living, this property offers a wonderful opportunity to create a home tailored to your needs.

### Entrance:

Upvc double glazed side door leads into:

### Kitchen:

8'3" x 7'0" (2.52m x 2.15m)

Fitted with a range of base and wall units, composite sink unit, electric oven, gas hob with extractor over. Part wall tiled, pantry, plumbing for washing machine and upvc double glazed window.

### Lounge:

14'4" x 9'10" (4.38m x 3.01m)

A front facing room, modern wall mounted electric fire, upvc double glazed window and central heating radiator.

### Inner hall:

Central heating radiator and access to the loft space.

### Bedroom:

12'7" x 9'11" (3.84m x 3.04m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

### Bedroom:

9'4" x 7'1" (2.86m x 2.17m)

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

### Bathroom:

7'3" x 5'6" (2.22m x 1.68m)

Comprises a modern suite bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, floor tiled, upvc double glazed window and stainless steel ladder radiator.

### Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with ample parking leading to the garage.

### Garden:

To the rear of the property is an enclosed garden. Paved patio, lawn, pebbled area and borders of hedges.

### Garage:

Up and over door.

### 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.



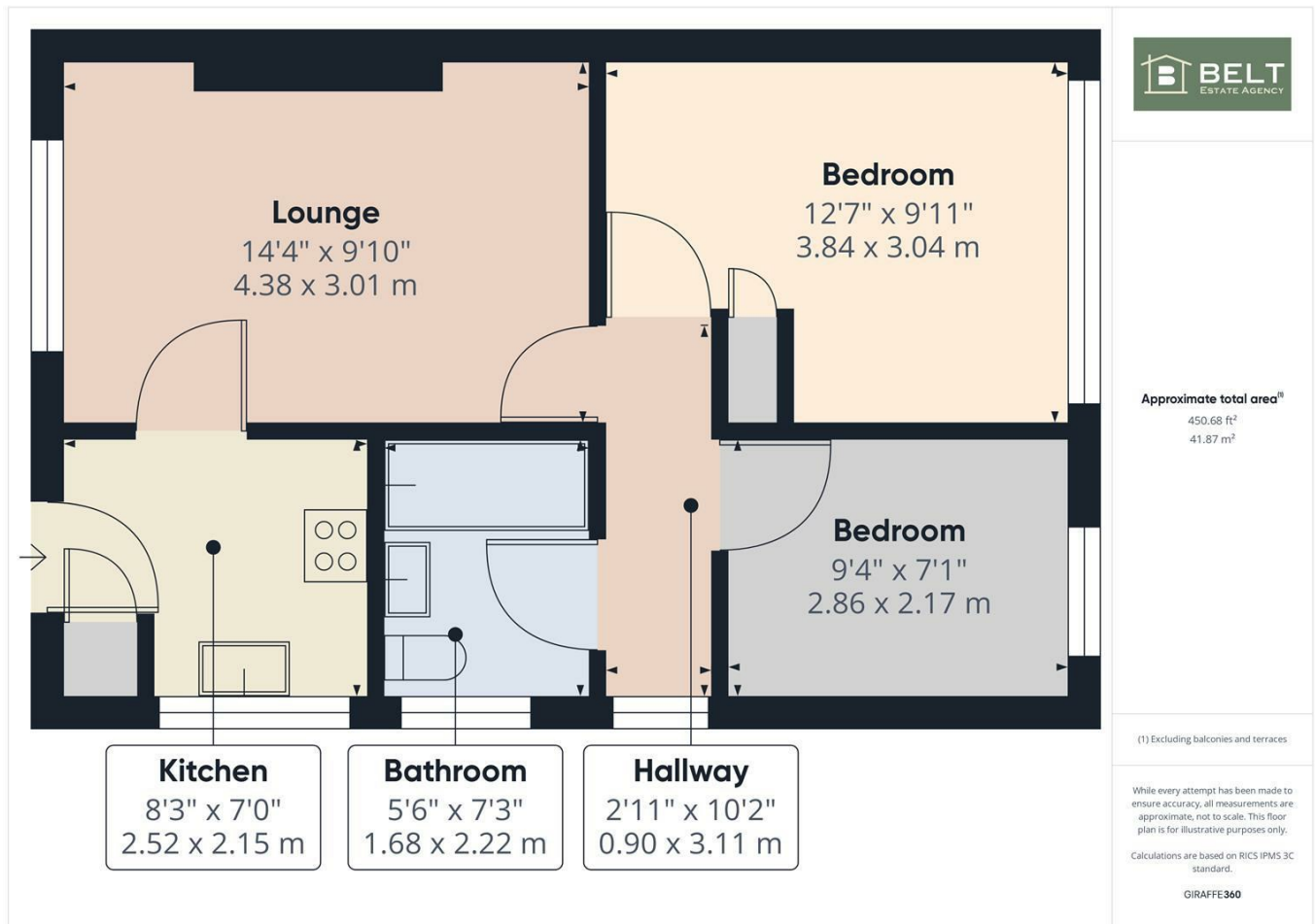
Road Map

Hybrid Map

Terrain Map



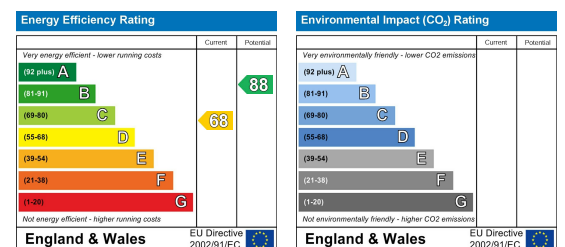
## Floor Plan



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



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