



**BELT**  
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**31 Airedale Drive, Bridlington, YO16 6GL**

**Price Guide £199,950**



# 31 Airedale Drive

Bridlington, YO16 6GL

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Welcome to the desirable area of Airedale Drive, Bridlington, a modern build semi-detached house. Comprising three bedrooms, a modern bathroom, a welcoming reception room and kitchen/diner this property is an ideal family home.

The house is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. The south-facing rear garden is a stand out feature, providing ample sunlight and a lovely space for outdoor relaxation or entertaining. It is an excellent spot for children to play or for adults to unwind after a long day.

Conveniently located just off Martongate, residents will enjoy easy access to a variety of local amenities, the Co-op supermarket, Friendly Foresters pub and the North Library. Additionally, local schools and parks are just a short distance away, making this location particularly appealing for families. This semi-detached house on Airedale Drive is not to be missed.

## **Entrance:**

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

## **Wc:**

6'8" x 2'9" (2.04 x 0.86m)

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

## **Lounge:**

14'10" x 12'9" (4.53m x 3.90m)

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

## **Kitchen/diner:**

16'4" x 9'4" (4.98m x 2.86m)

Fitted with a range of base and wall units, composite sink unit, extractor, part wall tiled, understairs storage cupboard and plumbing for washing machine. Gas combi boiler, space for fridge/freezer, log burning stove, upvc double glazed window, upvc double glazed french doors onto the rear garden and upvc double glazed door to the side elevation.

## **First floor:**

Upvc double glazed window.

## **Bedroom:**

14'11" x 8'11" (4.56m x 2.74m)

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

## **Bedroom:**

9'11" x 9'6" (3.03m x 2.92m)

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

## **Bedroom:**

10'7" x 7'0" (3.23m x 2.15m)

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

## **Bathroom:**

6'4" x 5'11" (1.95m x 1.81m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and composite 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.

### Garden:

To the rear of the property is a sunny south facing garden. Raised decking patio to lawn, a timber built summer house and water point.

### 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



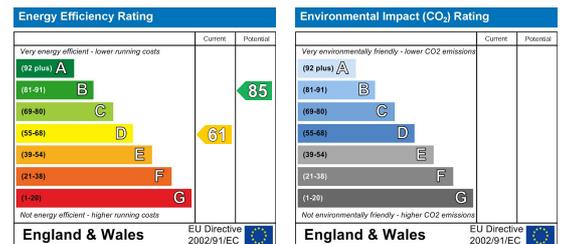
### Floor Plan



### 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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