BELT
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88 Airedale Drive, Bridlington, YO16 6GL

Price Guide £225,000

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The Property Ombudsman

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88 Airedale Drive

Bridlington, YO16 6GL

Price Guide £225,000





Welcome to the prime residential area of Airedale Drive, Bridlington. This detached bungalow offers a perfect blend of comfort and modern living.

The property comprises two well-proportioned bedrooms, a spacious reception room and has been thoughtfully updated, featuring a new kitchen and a modern bathroom, ensuring that it is in walk-in condition. This means you can move in without the need for any immediate renovations, allowing you to settle in and enjoy your new home from day one.

The location is particularly appealing, situated on the north side of Bridlington, just off West Crayke. You will find essential amenities nearby, including 'The Cooperative Food' supermarket for your daily shopping needs and the 'Friendly Foresters' public house.

This bungalow must be viewed to appreciate all it has to offer. Don't miss the opportunity to make this bungalow your own.

Entrance:

Door into inner hall, central heating radiator.

Kitchen:

9'11" x 8'9" (3.04m x 2.68m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Built in storage cupboard housing gas combi boiler, under cupboard lighting, plumbing for washing machine, space for fridge/freezer, integrated dishwasher, upvc double glazed window and central heating radiator.

Lounge/diner:

20'0" x 16'2" (6.10m x 4.94m)

A spacious front facing "L" shaped room, electric fire in a marble surround, two upvc double glazed windows and two central heating radiators.

Inner hall:

Central heating radiator and access to the loft.

Bedroom:

11'2" x 8'0" (3.42m x 2.45m)

A rear facing double room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

9'8" x 7'8" (2.96m x 2.35m)

A rear facing double room, central heating radiator and upvc double glazed French doors onto the rear garden.

Bathroom:

7'1" x 6'2" (2.18m x 1.88m)

Comprises a modern suite, shower cubicle with plumbed in shower over, wc and wash hand basin. Part wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

Exterior:

The front of the property is block paved.

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

Garden:
To the rear of the property is a fenced garden. Indian stone paved patio to lawn and a water point.

Garage:
16'11" x 8'6" (5.18m x 2.60m)
Up and over door, power, lighting and courtesy 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







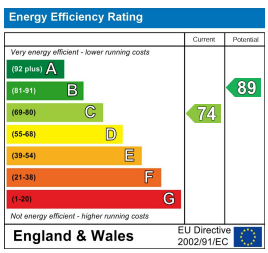
Floor Plan

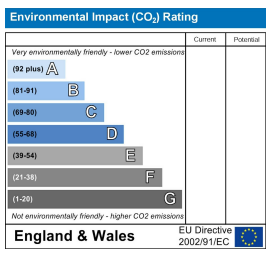


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.