BELT
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4 Trentham Close, Bridlington, YO16 6EB

Price Guide £159,000

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The Property Ombudsman
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Welcome to Trentham Close in the coastal town of Bridlington. This two-bedroom semi-detached bungalow is a blank canvas for you to personalise and make your own.

Located just off Bempton Lane, residents will find themselves within easy reach of local shops, schools, and bus routes.

The property features a reception room, kitchen, two well-proportioned bedrooms and a bathroom. This bungalow is perfect for couples, or individuals.

One of the standout features of this property is the good-sized workshop, ideal for those with hobbies or interests that require extra space. Whether you are an avid gardener, a DIY enthusiast, or simply need a place for storage.

Do not miss the chance to make this property your own and enjoy the many benefits of bungalow living in Bridlington.

Entrance:

Upvc double glazed side door leads directly into the kitchen.

Kitchen:

12'0" x 7'9" (3.66m x 2.38m)

Fitted with base and wall units, stainless steel one and half sink unit, electric oven, gas hob with extractor over. Part wall tiled, floor tiled, plumbing for washing machine, space for fridge and upvc double glazed window.

Lounge/diner:

16'11" x 9'6" (5.16m x 2.92m)

A front facing room, gas fire in a stone surround, upvc double glazed window and central heating radiator.

Inner hall:

Access to the loft, built in storage cupboard with central heating radiator.

Bedroom:

9'10" x 9'6" (3.01m x 2.92m)

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

Bedroom:

8'7" x 7'10" (2.64m x 2.40m)

A rear facing single room, central heating radiator and upvc double glazed door into the rear porch.

Bathroom:

7'7" x 4'8" (2.32m x 1.43m)

Comprises walk in shower with plumbed in shower, wc and wash hand basin. Extensive wall tiled, shower panelling, upvc double glazed window and central heating radiator.

Exterior:

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

To the side elevation is a private driveway with a car port.

Garden:
To the rear of the property is a private fenced garden. Paved patio to lawn and a power point.

Workshop:
Power and lighting.

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







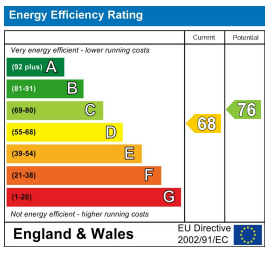
Floor Plan

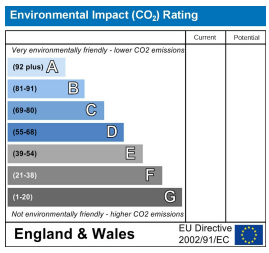


Viewing

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.