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ESTATE AGENCY

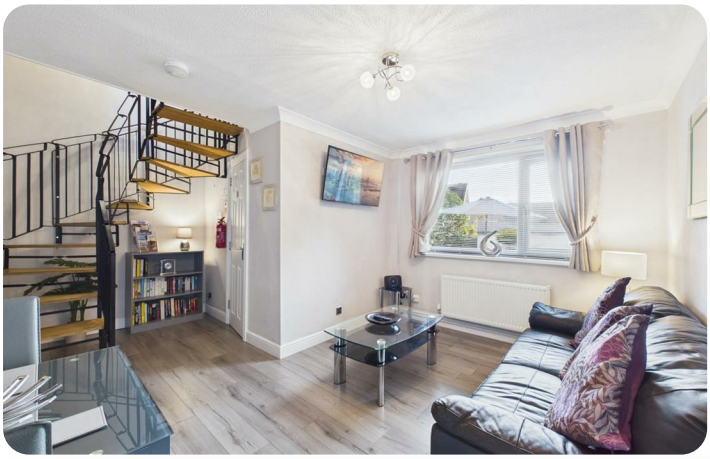
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15 Headlands Drive, Bridlington, YO16 6XZ

Price Guide £129,950

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The Property Ombudsman

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15 Headlands Drive

Bridlington, YO16 6XZ

Price Guide £129,950





Welcome to Headlands Drive in the coastal town of Bridlington. This quarter house presents a unique opportunity for those seeking a cosy and modern living space. Thoughtfully modernised throughout by the current owner, ensuring it is turn-key ready for its new occupants.

Constructed in 1980, the property is currently operated as a holiday rental, showcasing its versatility for potential owners. Also ideal for first time buyers and down sizing.

Conveniently located near essential amenities, including The Co-op supermarket for your daily needs, the Friendly Foresters public house, and Bridlington North Library. Additionally, local parks and bus service routes are within easy reach, enhancing the appeal of this location for both residents and visitors alike.

Whether you are looking to invest in a holiday home or seeking a permanent residence, this property offers a perfect blend of comfort and convenience. Don't miss the chance to make this house your own.

Entrance:

3'0" x 2'8" (0.92m x 0.82m)

Upvc double glazed door into inner lobby. Door leads directly into the lounge/diner.

Lounge/diner:

12'11" x 8'10" (3.94m x 2.70m)

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

Kitchen:

6'5" x 5'5" (1.97m x 1.67m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, space for fridge/freezer and upvc double glazed window.

First floor:

Bedroom:

12'10" x 8'0" (3.93m x 2.46m)

A double aspect bedroom, built in wardrobe, two upvc double glazed windows and central heating radiator. Access to a boarded loft space by drop down ladder, housing the gas combi boiler.

Bathroom:

7'2" x 5'5" (2.20m x 1.67m)

Comprises a modern suite with L-shaped bath with plumbed in rainfall shower over, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and ladder radiator.

Exterior:

Communal car park with one allocated car parking space.

Garden:

To the rear of the property is a private, south-facing garden, designed for low maintenance living and predominantly laid to block paving, with raised borders housing a selection of shrubs and bushes. Also benefiting from a large double length shed and water point.

Notes:
Council tax band: A

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.









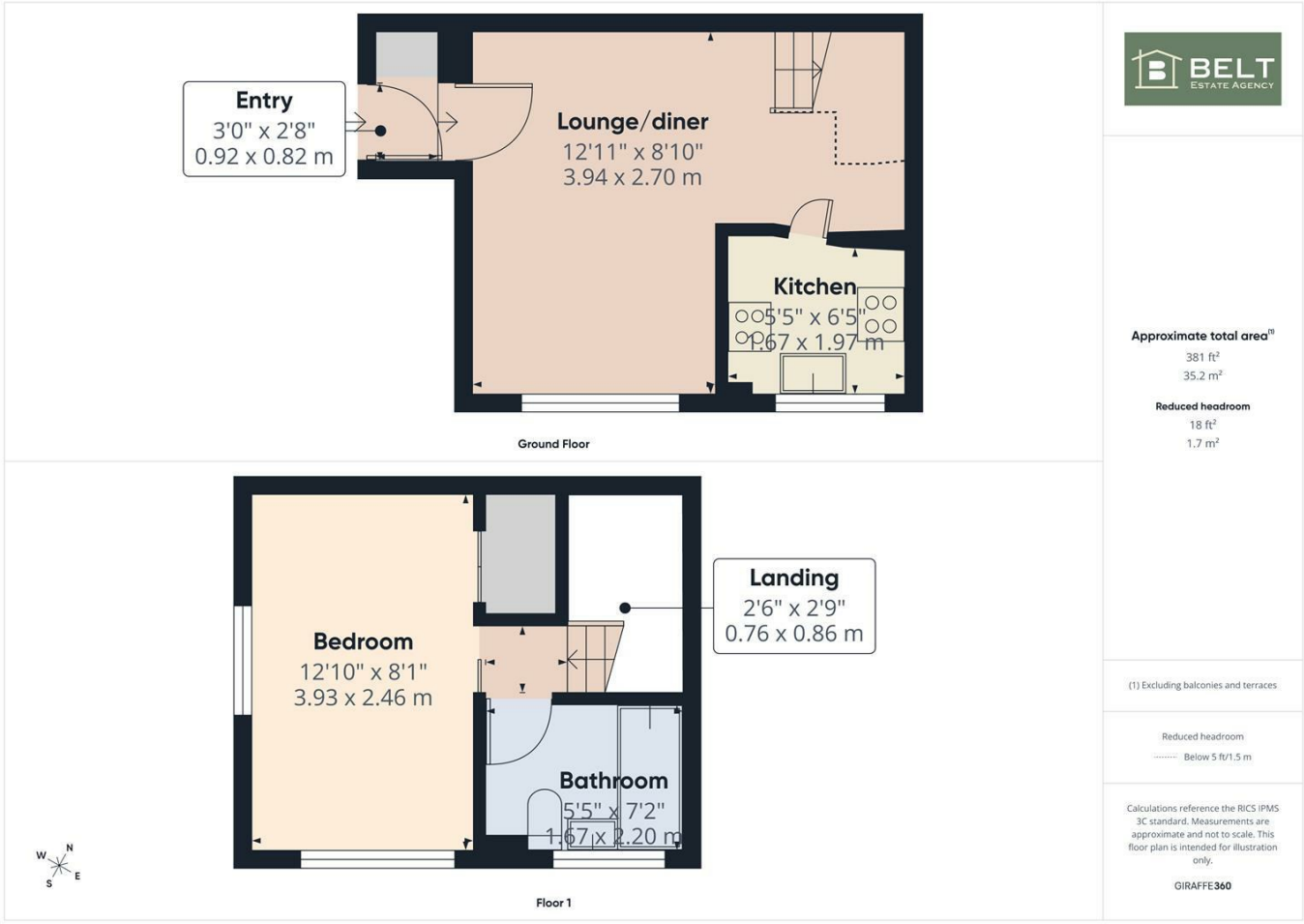
Road Map | Hybrid Map | Terrain Map







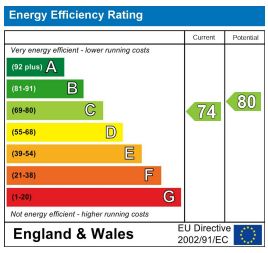
Floor Plan

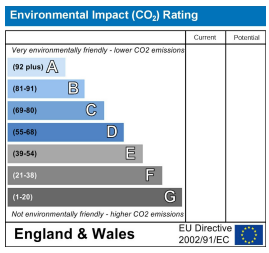


Viewing

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.