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**9 Easton Meadows, Bridlington Road, Boynton, YO16 4XF**

**Reduced To £114,950**

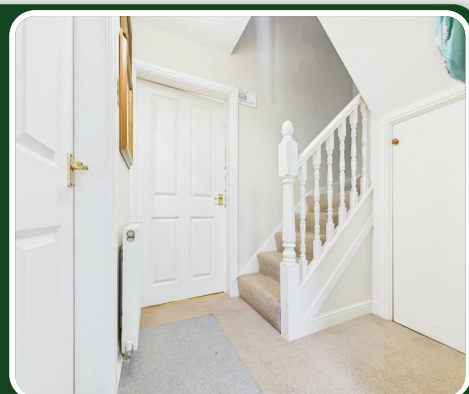


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# 9 Easton Meadows, Bridlington Road

Boynton, YO16 4XF

## Reduced To £114,950



Welcome to Easton Meadows holiday home development on Bridlington Road, Boynton.

This mid-terrace house presents an exceptional opportunity for both personal enjoyment and investment. With its modern interior and stunning views of the surrounding countryside, this property offers a retreat just a stone's throw from Bridlington's seaside attractions and picturesque cliff-top walks.

The ground floor features a wc, spacious lounge/diner that invites relaxation, complemented by a contemporary kitchen. The first floor, you will find two bedrooms and a modern bathroom, ensuring comfort and convenience for all residents. A private car parking space adds to the convenience.

One of the features of this property is the holiday let restriction, which permits year-round use. This makes it an ideal investment for those seeking to generate rental income.

With no ongoing chain, this property is ready for you to make it your own. Whether you are looking for a holiday home or a rental investment, this house in Easton Meadows is not to be missed. The property is not to be used for an owner's sole, or main residence.

### Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard and central heating radiator.

### Wc:

5'1" x 2'11" (1.57m x 0.90m)

Wc, wash hand basin, full wall tiled, floor tiled, extractor and central heating radiator.

### Open plan kitchen/dining/living:

### Kitchen:

8'7" x 8'5" (2.62m x 2.59m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, gas combi boiler, upvc double glazed window, integrated fridge/freezer, dishwasher and washer/dryer.

### Lounge/diner:

17'9" x 9'3" (5.42m x 2.84m)

A double aspect room, upvc double glazed window with open views of the countryside, two central heating radiators and upvc double glazed french doors.

### First floor:

Deep built in storage cupboard, upvc double glazed window.

### Bedroom:

10'6" x 10'2" (3.21m x 3.11m)

A front facing double room, upvc double glazed french doors onto the Juliet balcony with open views of the countryside and central heating radiator.

### Bedroom:

8'8" x 7'6" (2.65m x 2.31m)

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

### Bathroom:

9'1" x 7'2" (2.78m x 2.19m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, floor tiled,

shaver socket, extractor, upvc double glazed window and chrome ladder radiator.

### Exterior:

Paved patio area, one allocated car parking space and over flow parking for residents.

### Notes:

The property has mains electric, telephone/data and LPG gas.

There is a management company Easton Meadows Management Company Ltd which all the owners are members.

The current service charge for 2025 £1600 paid yearly, which includes grass cutting, maintenance of communal areas and roads, street lighting, effluent treatment plant, communal waste disposal and public liability insurance.

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### Purchase procedure

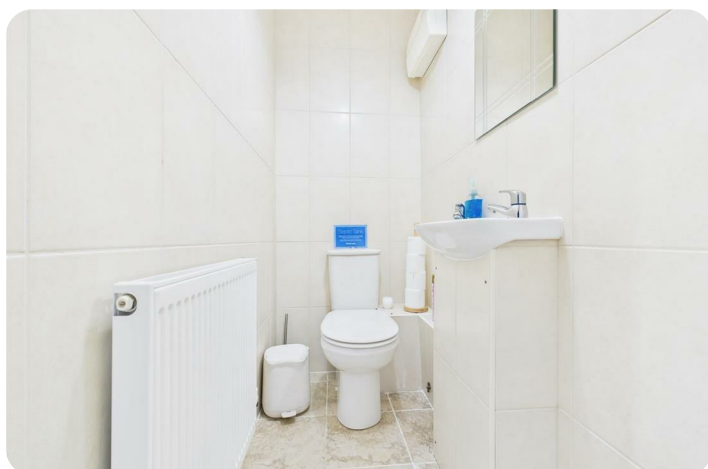
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D

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



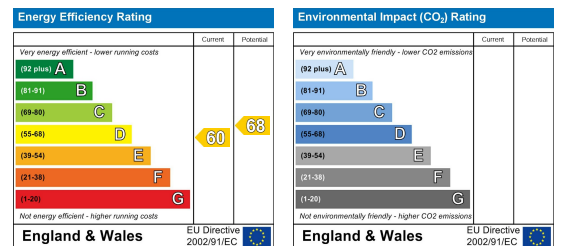
## Floor Plan



## 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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