



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



62 Willow Drive, Bridlington, YO16 6UZ

Price Guide £179,950



62 Willow Drive

Bridlington, YO16 6UZ

Price Guide £179,950



Welcome to the desirable area of Willow Drive, Bridlington. This semi-detached bungalow offers a perfect opportunity for those looking to downsize.

With a well-proportioned living space the property features one inviting reception room, kitchen, two comfortable bedrooms, and a well-appointed bathroom, making it an ideal retreat for individuals or couples.

The bungalow is set in a prime residential location on the north side of Bridlington, ensuring that local amenities are within easy reach. Residents will appreciate the convenience of nearby shops, restaurants, and public houses. For those who enjoy exploring, the picturesque Sewerby village and the stunning north beach are just a short distance away, along with scenic cliff-top walks that offer breathtaking views of the coastline.

The property is offered with no ongoing chain, allowing for a smooth and straightforward purchasing process.

Entrance:

Upvc double glazed door into outer porch. Upvc double glazed door leads into the kitchen.

Kitchen:

10'8" x 7'9" (3.257m x 2.38m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, gas combi boiler, integrated microwave, upvc double glazed window and central heating radiator.

Lounge:

17'5" x 9'9" (5.33m x 2.98m)

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

Inner hall:

Built in storage cupboard and access to the loft.

Bedroom:

9'11" x 9'3" (3.03m x 2.83m)

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

Bedroom:

9'10" x 8'3" (3.01m x 2.53m)

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

Bathroom:

6'3" x 5'4" (1.93m x 1.63m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is open plan garden with lawn and shrubs and bushes.

To the side of the property is a private driveway leading to the car port and garage.

Garden:

To the rear of the property is a fenced south facing garden, paved patio to artificial lawn.

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



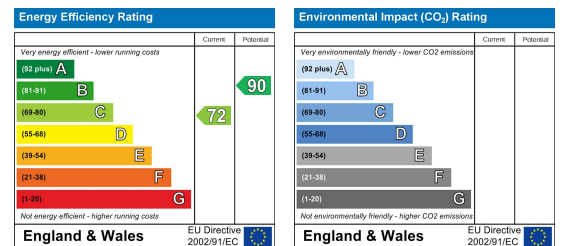
Floor Plan



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.



www.beltsestateagents.co.uk

