



**BELT**  
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## 11 Chestnut Close, Bridlington, YO16 6YT

Offers In The Region Of £220,000



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# 11 Chestnut Close

Bridlington, YO16 6YT

## Offers In The Region Of £220,000



Welcome to Chestnut Close in the coastal town of Bridlington, this detached bungalow presents an excellent opportunity for those looking to downsize.

The property boasts a spacious reception room, kitchen, two well-proportioned bedrooms and a conveniently located bathroom, making it an ideal choice for individuals or couples.

One of the standout features of this bungalow is the generous rear garden, perfect for enjoying the outdoors or hosting gatherings with family and friends.

The location of this bungalow is particularly advantageous, with local shops, a restaurant, and a public house just a short stroll away, providing easy access to everyday amenities. For those who appreciate the outdoors, the picturesque Sewerby village, along with the Sewerby Hall and Gardens, is within easy reach. The north beach is also nearby, offering scenic cliff-top walks.

With no ongoing chain, this property is ready for you to move in and make it your own.

### Entrance:

Upvc double glazed door into inner hall, two built in storage cupboards one housing hot water store and central heating radiator.

### Kitchen:

10'2" x 10'2" (3.12m x 3.11m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and gas hob. Part wall tiled, floor tiled, gas boiler, plumbing for washing machine, two upvc double glazed windows and central heating radiator.

### Lounge:

17'11" x 9'10" (5.47m x 3.00m)

A spacious front facing room, electric fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

### Bedroom:

12'6" x 9'10" (3.83m x 3.02m)

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

### Bedroom:

9'3" x 8'7" (2.82m x 2.64m)

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

### Bathroom:

8'5" x 5'5" (2.58m x 1.66m)

Comprises bath, wc and wash hand basin. Part wall tiled, floor tiled, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is an open plan garden with lawn. Block paved driveway with ample parking leading to the garage.

### Garden:

To the rear of the property is a good size garden, upvc sun room, lawn, pebbled areas, patios with borders of hedges, shrubs and bushes.

## 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

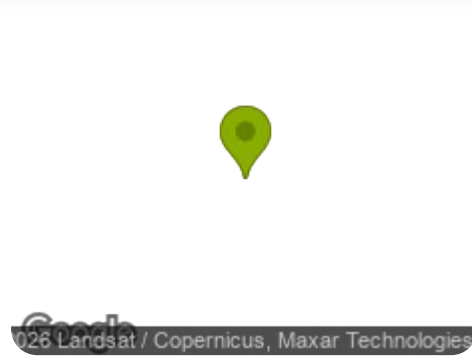
before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



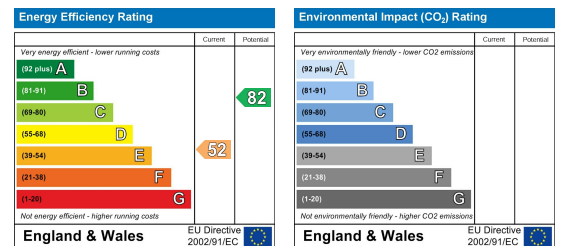
### Floor Plan



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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