



**22 Maple Road, Bridlington, YO16 6TE**

**Price Guide £310,000**





# 22 Maple Road

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A spacious and well-appointed four-bedroom detached house is located in the prime residential Sandsacre development. It's conveniently close to the Sandsacre shopping centre, Limekiln Lane, the north beach, Sewerby village, cliff-top walks, local schools, and bus service routes. This house is perfect for a family.

The property comprises: Ground floor: wc, spacious lounge, modern kitchen, dining room and upvc conservatory. First floor: four bedrooms and bathroom. Exterior: private driveway with ample parking, private enclosed south facing rear garden and garage. Upvc double glazing and gas central heating.

### Entrance:

Composite door into inner hall, upvc double glazed window and central heating radiator.

### Wc:

4'6" x 3'8" (1.38m x 1.13m)

Wc, wash hand basin, stainless steel ladder radiator, full wall tiled and upvc double glazed window.

### Lounge:

19'9" x 11'10" (6.04m x 3.63m)

A spacious front facing room, modern electric fire, upvc double glazed bow window and two central heating radiators.

### Kitchen:

10'11" x 10'7" (3.35m x 3.24m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Integrated fridge/freezer, part wall tiled, upvc double glazed window and central heating radiator.

### Dining room:

13'5" x 8'6" (4.10m x 2.61m)

A rear facing room, staircase to first floor, central heating radiator and upvc double glazed french doors into:

### Conservatory:

8'8" x 7'11" (2.66m x 2.43m)

Wooden conservatory over looking the garden.

### First floor:

Deep built in storage cupboard with central heating radiator and gas combi boiler.

### Bedroom:

11'10" x 10'8" (3.61m x 3.26m)

A front facing double room, feature wall panelling, built in modern wardrobes, upvc double glazed window and central heating radiator.

### Bedroom:

10'8" x 9'9" (3.27m x 2.98m)

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

### Bedroom:

10'7" x 9'10" (3.24m x 3.01m)

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

### Bedroom:

8'9" x 8'8" (2.69m x 2.66m)

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

### Bathroom:

8'7" x 5'5" (2.63m x 1.67m)

Comprises shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, shaver socket, extractor and upvc double glazed window.

### Exterior:

To the front of the property is a open plan garden with lawn and borders of shrubs and bushes. To the side of the property is a resin private driveway with ample parking leading to the garage.

### Garden:

To the rear of the property is a private fenced enclosed south facing garden. Block paved patio to lawn with borders of shrubs and bushes.

### Garage:

Brick built garage with power and lighting.

### Notes:

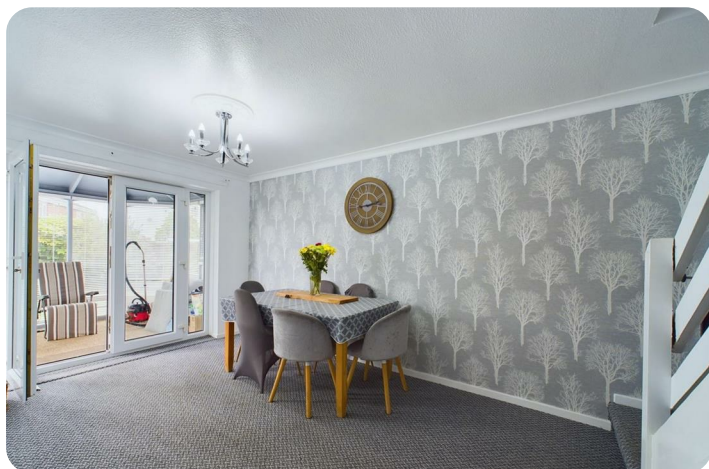
Council tax band: D

### 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:

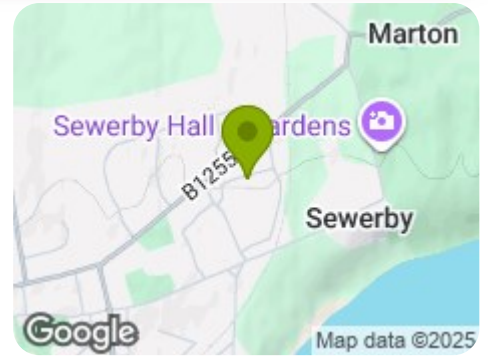
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



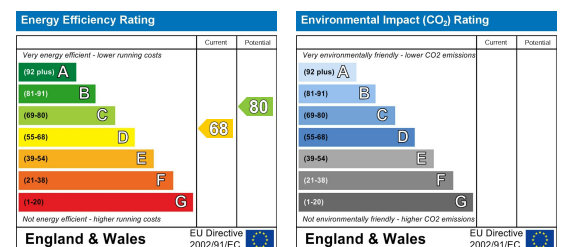
## Floor Plan



## 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



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