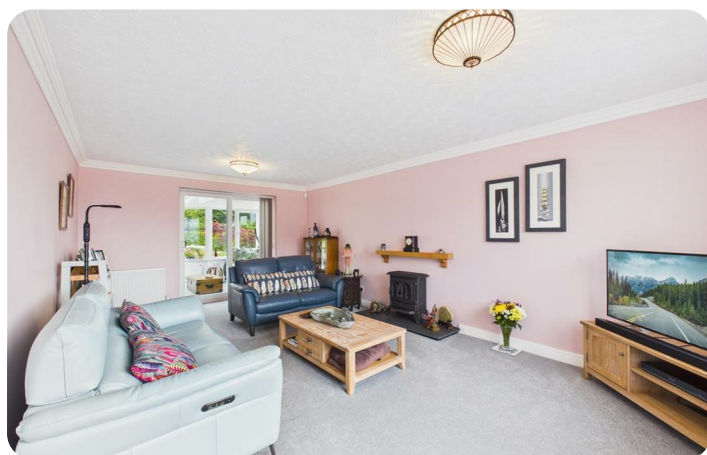




26 Airedale Drive, Bridlington, YO16 6GL

Price Guide £450,000



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Welcome to the desirable area of Airedale Drive, Bridlington. This impressive detached house offers a perfect blend of comfort and modern living. The property boasts a well-thought-out layout that is ideal for families or those seeking ample space.

Upon entering, you are greeted by a welcoming lounge that provides a perfect setting for relaxation and entertainment. The modern kitchen is a highlight of the home, designed with contemporary finishes. The orangery offers a delightful space to enjoy views of the expansive garden, creating a seamless connection between indoor and outdoor living. The property features four generously sized bedrooms, ensuring that everyone has their own private retreat. With two well-appointed bathrooms, morning routines will be a breeze for the whole family.

Set on a large plot, this home benefits from extensive parking, a rare find in residential properties.

The prime location just off Martongate provides easy access to local amenities, including schools, a library, a charming inn/restaurant, a supermarket, and convenient bus service routes, making it an ideal choice for families.

Don't miss the opportunity to make this wonderful property your new home.

Entrance:

Composite door into a spacious and welcoming inner hallway, two upvc double glazed windows that draw in plenty of natural light and central heating radiator. Beneath the staircase, a generous illuminated cloak cupboard provides excellent storage for coats, shoes, and household essentials, keeping the hallway uncluttered.

Wc:

5'2" x 3'9" (1.58m x 1.15m)

Wc, wash hand basin with fitted vanity unit providing storage below, part wall tiled, upvc double glazed window and ladder heated towel radiator.

Office/snug:

8'3" x 7'8" (2.53m x 2.35m)

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

Lounge:

20'0" x 12'2" (6.11m x 3.71m)

A spacious double aspect room enjoying distant sea views, electric fire with a slate hearth, upvc double glazed window, two central heating radiators and upvc double glazed patio doors lead into the orangery:

Orangery:

19'3" x 9'0" (5.88m x 2.75m)

Over looking the beautiful garden, sky lantern, upvc double glazed windows, two electric radiators and upvc double glazed french doors.

Kitchen/diner:

12'4" x 11'5" & 11'2" x 10'2" (3.77m x 3.48m & 3.42m x 3.12m)

Fitted with a comprehensive range of quality contemporary base and wall units, worktops, double electric Neff oven, one of which functions as a microwave, and a Neff induction hob with a stainless steel extractor over. Composite one and a half sink unit, integrated Bosch fridge/freezer and dishwasher. Under cabinet lighting, upvc double glazed window, two central heating radiators and upvc double glazed french doors open into the orangery.

Utility:

8'7" x 6'4" (2.64m x 1.95m)

Fitted with a range of modern base units, quartz worktops, stainless steel sink, part tiled walls, plumbing for a washing machine and space for a tumble dryer. Gas boiler, upvc double glazed window, vertical radiator and double glazed stable door provides access to the rear garden.

First floor:

Built in storage cupboard housing hot water store and access to the loft space.

Bedroom:

13'3" x 10'9" (4.06m x 3.30m)

A spacious double aspect bedroom enjoying distant sea views, remote control ceiling fan, two upvc double glazed windows and central heating radiator. A dedicated dressing area with dressing table, drawers, wardrobes, upvc double glazed window and vertical radiator.

En-suite:

9'0" x 4'10" (2.75m x 1.49m)

Comprising a contemporary suite, shower cubicle with plumbed rainfall shower and electronic on/off controls, WC, and a wash hand basin set within a vanity unit providing useful storage below. Fully wall tiled, shaver socket, extractor fan, upvc double glazed window and chrome ladder radiator.

Bedroom:

11'4" x 10'2" (3.47m x 3.11m)

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

Bedroom:

12'4" x 9'6" (3.77m x 2.92m)

A front facing double bedroom enjoying distant sea views, upvc double glazed window and central heating radiator.

Bedroom:

10'4" x 7'0" (3.17m x 2.15m)

A front facing double bedroom, upvc double glazed and central heating radiator.

Bathroom:

8'9" x 6'11" (2.69m x 2.12m)

Contemporary bathroom suite comprising a bath, separate shower cubicle with a plumbed shower and electronic controls, wc and wash hand basin set within a fitted vanity unit providing useful storage. Full wall tiling, tiled flooring, shaver socket, extractor fan, upvc double glazed window and chrome ladder radiator.

Exterior:

The property boasts a substantial block-paved driveway provides ample parking for multiple vehicles, outside power point, complemented by a beautifully maintained lawn with mature shrub and planted borders. Access is available to the double garage, while a gated side passage leads to the rear garden. Notably, the wide side access offers excellent space for the secure storage of a caravan, campervan, or similar recreational vehicle.

Garden:

To the rear of the property is a private, fenced garden. Large Indian

stone-paved patio provides an ideal seating and entertaining area, leading to a well-maintained lawn bordered by mature hedging. The garden also features a raised stone flower bed, a further Indian stone-paved patio area, and a raised paved section housing a greenhouse, water butts, and secure bin storage. Additional benefits include an outside tap.

Garage:

16'7" x 15'10" (5.07m x 4.83m)

A brick built double garage with electric roller door, power, lighting, upvc double glazed side courtesy door onto the rear garden.

Notes:

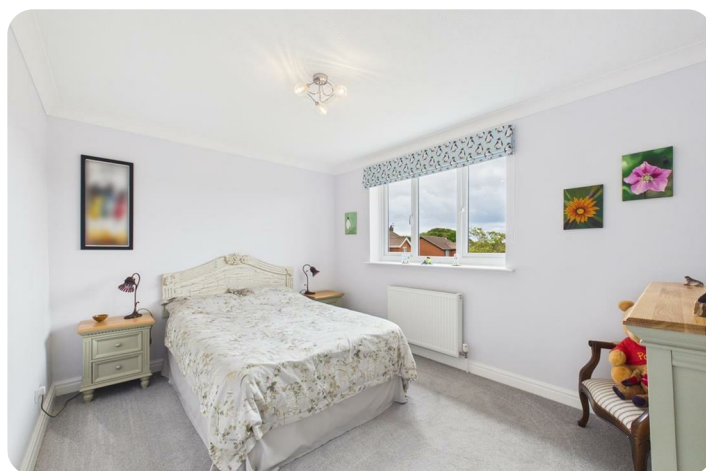
Council tax band: E

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:

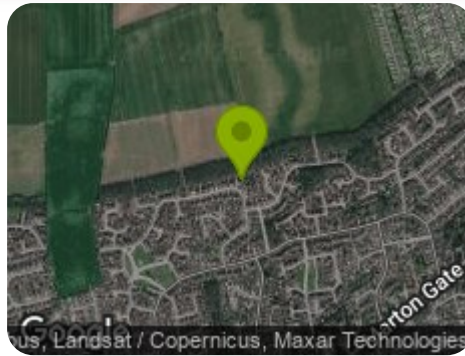
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



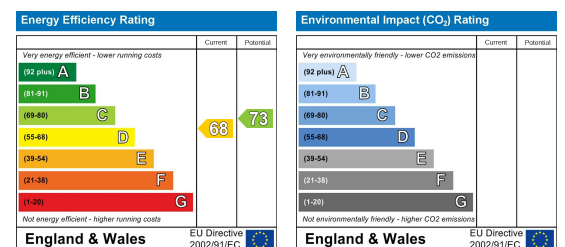
Floor Plan



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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