BELT
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6 Orchard Close, Bridlington, YO16 6FN

Price Guide £175,000

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The Property Ombudsman
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6 Orchard Close

Bridlington, YO16 6FN

Price Guide £175,000





Welcome to cul-de-sac of Orchard Close in the coastal town of Bridlington.
This semi-detached house presents an excellent opportunity for first-time buyers.
The property features two well-proportioned bedrooms, bathroom, kitchen/diner, a comfortable reception room, and is designed for modern living.
The home has been thoughtfully redecorated and features new flooring throughout, ensuring it is in move-in condition and ready for you to make it your own.
Its location just off Bempton Lane offers easy access to country walks, additionally, the nearby bus service routes provide connectivity to the surrounding areas.
With no ongoing chain, this home is ready for a swift and hassle-free purchase.
Whether you are looking to start your journey on the property ladder or seeking a cosy retreat, this house is a must-see. Don't miss the chance to view this lovely home.

Entrance:

Upvc double glazed door into inner hall.

Lounge:

13'9" x 12'5" (4.20m x 3.81m)

A spacious front facing room, gas fire with marble inset and wood surround. Two upvc double glazed windows and central heating radiator.

Kitchen/diner:

12'5" x 8'9" (3.80m x 2.69m)

Fitted with a range of base and wall units, composite sink unit, part wall tiled, gas combi boiler, space for a fridge/freezer and useful understairs storage. Upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

First floor:

Bedroom:

12'5" x 8'9" (3.79m x 2.69m)

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

Bedroom:

12'5" x 8'8" (3.80m x 2.65m)

A front facing double room, two upvc double glazed windows and central heating radiator.

Bathroom:

9'1" x 5'0" (2.78m x 1.53m)

Comprises bath with plumbed shower over, wc and wash hand basin with vanity unit. Wall panelling, built in storage cupboard, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn and outbuilding for storage.

To the side of the property is a private paved driveway for parking.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn with established borders of shrubs and bushes.
A water point.

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







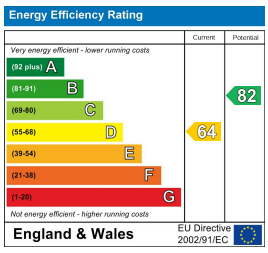
Floor Plan

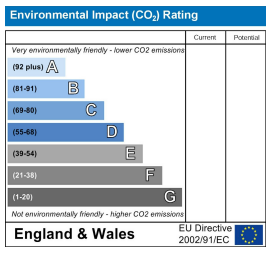


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.