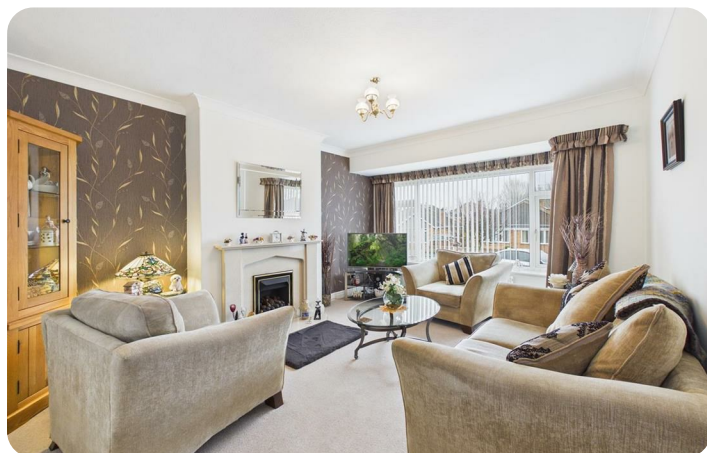




**5 Sandsacre Road, Bridlington, YO16 6TZ**

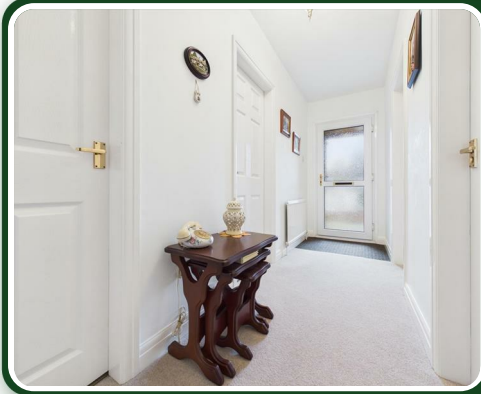
**Price Guide £220,000**



# 5 Sandsacre Road

Bridlington, YO16 6TZ

**Price Guide £220,000**



Welcome to the desirable Sandsacre Road in Bridlington. This semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and well-presented home.

Comprising an inviting reception room, modern kitchen, two bedrooms, and a well-appointed bathroom, this property is perfect for both relaxation and entertaining.

The bungalow boasts a conservatory that overlooks a south-facing garden. The garden is ideal for enjoying sunny afternoons or hosting gatherings with family and friends. The property is in move-in condition, ensuring a smooth transition for its new owners.

Situated in a prime location close to local shops, restaurants, and public houses, ensuring that all your daily needs are within easy reach.

The property is just a short distance from the picturesque Sewerby village, where you can enjoy scenic walks along the north beach and the stunning cliff tops.

With no ongoing chain, this property is ready for immediate occupancy.

A viewing is highly recommended to fully appreciate all that this bungalow has to offer. Don't miss the chance to make this lovely home your own.

## Entrance:

Upvc double glazed door into inner hall, built in storage cupboards, central heating radiator and access to a part boarded loft space by drop down ladder.

## Lounge:

15'9" x 11'10" (4.82m x 3.62m)

A front facing room, gas fire with granite surround, upvc double glazed bay window and central heating radiator.

## Kitchen/diner:

10'2" x 9'3" (3.12m x 2.83m)

Fitted with a range of modern base and wall units, breakfast bar, stainless steel one and a half sink unit, electric oven and gas hob with stainless steel extractor over. Part wall tiled, pantry, plumbing for washing machine, space for fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed door into the rear porch.

## Rear lobby:

Built in storage cupboard housing gas combi boiler, upvc double glazed door to the side elevation.

## Bedroom:

11'10" x 11'10" (3.63m x 3.61m)

A rear facing double room, built in wardrobes and drawers. Upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

## Upvc conservatory:

11'5" x 8'6" (3.49m x 2.61m)

Over looking the garden, central heating radiator.

## Bedroom:

10'9" x 8'3" (3.28m x 2.54m)

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

## Bathroom:

8'3" x 6'1" (2.54m x 1.86m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall



tiled, built in storage cupboard, extractor, upvc double glazed window and ladder radiator.

### Exterior:

To the front of the property low maintenance pebbled garden.

To the side elevation is a private block paved driveway with ample parking leading the garage.

### Garden:

To the rear of the property is a private south facing garden. Paved patio area, artificial lawn and borders of shrubs and bushes. Timber built shed, power and water point.

### Garage:

17'8" x 9'0" (5.41m x 2.76m)

Up and over door, power, lighting and courtesy door onto the garden.

### 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



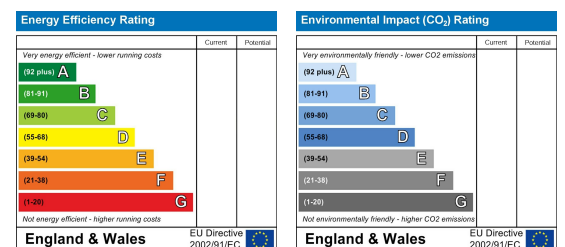
## Floor Plan



## 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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