BELT
ESTATE AGENCY

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7 Laburnum Court, Bridlington, YO16 6TS

Price Guide £279,950

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7 Laburnum Court

Bridlington, YO16 6TS

Price Guide £279,950

Welcome to this detached bungalow located in the desirable Laburnum Court, Bridlington. This well-appointed property boasts a spacious reception room, kitchen and conservatory perfect for entertaining guests or enjoying quiet family time. With three comfortable bedrooms, bathroom and wc there is ample space for family living or accommodating visitors.

The property is set in a prime location on the north side of Bridlington, making it an ideal choice for those who appreciate easy access to local amenities. The nearby shopping centre includes general store, post office and hairdressers, catering to your everyday needs.

For those who enjoy the outdoors, the north beach, Sewerby village, and scenic cliff top walks are just a stone's throw away, offering an opportunity to explore the beautiful surroundings.

This property comes with no ongoing chain, allowing for a smooth and straightforward purchase process. Do not miss the chance to make this property your own.

Entrance:

Upvc double glazed door into outer porch. Upvc double glazed door into inner hall, central heating radiator and access to a part boarded loft.

Lounge/diner:

20'2" x 13'10" (6.17m x 4.23m)

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

Kitchen:

8'5" x 8'0" (2.58m x 2.46m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, space for a fridge/freezer, plumbing for washing machine and dishwasher. Upvc double glazed window and upvc double glazed door into the conservatory.

Upvc conservatory:

11'11" x 8'11" (3.65m x 2.74m)

Over looking the garden, central heating radiator and french doors.

Bedroom:

11'10" x 11'10" (3.62m x 3.62m)

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

Bedroom:

10'10" x 8'11" (3.32m x 2.72m)

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

Bathroom:

7'4" x 5'3" (2.25m x 1.62m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

11'9" x 10'3" (3.60m x 3.13m)

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

Wc:

4'1" x 4'0" (1.26m x 1.24m)

Wc, wash hand basin, part wall tiled and extractor.

Exterior:

To the front of the property is a walled garden with lawn. To the side elevation is a private paved driveway leading to the garage.

Garden:

To the rear of the property is a fence garden, paved patio to lawn and borders of shrubs and bushes.

Garage:

18'3" x 7'5" (5.57m x 2.27m)

Electric door, power, lighting and courtesy door.

Notes:

Council tax band C

Purchase procedure

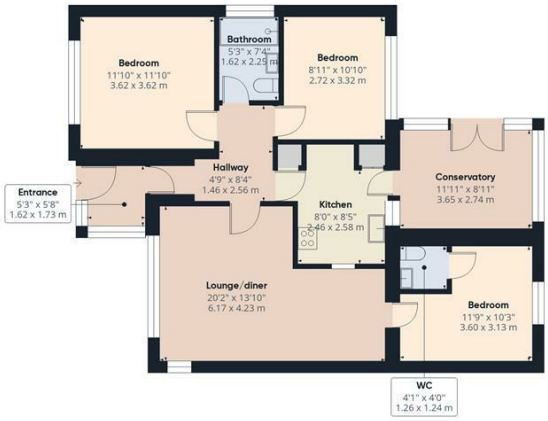
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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



Ground Floor Building 1

Ground Floor Building 2

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Approximate total area(1)
1104 ft²
102.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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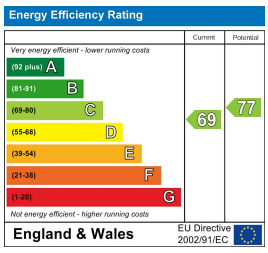
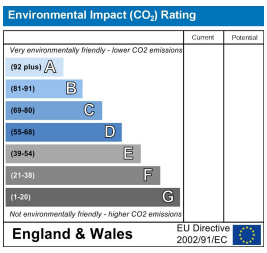
Viewing

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.