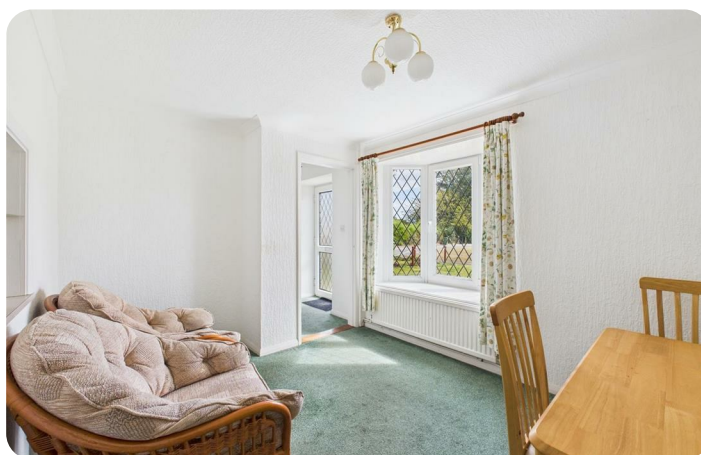




## 5 Ramsey Close, Bridlington, YO16 4TR

Price Guide £155,000

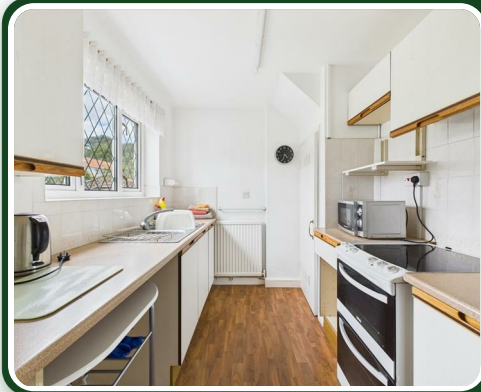




# 5 Ramsey Close

Bridlington, YO16 4TR

## Price Guide £155,000



Welcome to the cul-de-sac of Ramsey Close, Bridlington, this semi-detached house offers a perfect blend of comfort and convenience.

The property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining. Three generously sized double bedrooms, make it an ideal choice for families seeking room to grow. The well-appointed bathroom ensures that daily routines are practical.

The spacious layout is complemented by a good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh and the added benefit of a garage.

The location is particularly advantageous, situated within the West Hill development, which offers easy access to local amenities. A convenient walkway leads directly to Morrison Supermarket, while nearby schools, a parade of shops, and bus service routes enhance the overall accessibility of the area.

### Entrance:

Upvc double glazed door into inner hall.

### Lounge:

16'4" x 9'10" (5.00m x 3.01m)

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

### Dining room:

12'0" x 8'9" (3.67m x 2.68m)

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

### Kitchen:

12'5" x 7'2" (3.79m x 2.19m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, understairs storage cupboard, pantry, built in storage cupboard housing gas boiler, upvc double glazed window and central heating radiator.

### Rear lobby:

8'3" x 5'2" (2.54m x 1.59m)

Upvc double glazed door to the side elevation and upvc double glazed door onto the garden.

### Utility:

8'6" x 7'8" (2.61m x 2.35m)

Plumbing for washing machine and upvc double glazed window.

### First floor:

Upvc double glazed window, central heating radiator and built in storage cupboard housing hot water store.

### Bedroom:

10'11" x 10'9" (3.35m x 3.28m)

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

### Bedroom:

12'1" x 8'11" (3.70m x 2.73m)

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

### Bedroom:

8'11" x 7'3" (2.73m x 2.21m)

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

### Bathroom:

5'5" x 4'9" (1.66m x 1.47m)

Comprises bath with plumbed in shower over, wash hand basin, part wall tiled, floor tiled, upvc double glazed window and central heating radiator.

**Wc:**

5'2" x 2'5" (1.60m x 0.76m)

Wc and upvc double glazed window.

**Exterior:**

To the front of the property is a open plan garden with lawn.

**Garden:**

To the rear of the property is a good size garden with lawn and two timber built sheds.

**Garage:**

The garage is located in a block of garages with and up and over door.

**Notes:**

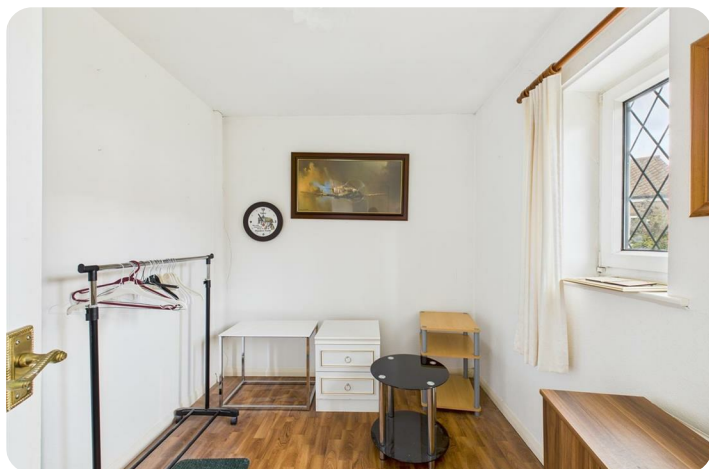
Council tax band A

**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



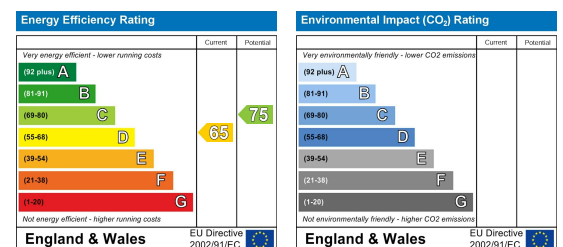
## Floor Plan



## 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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