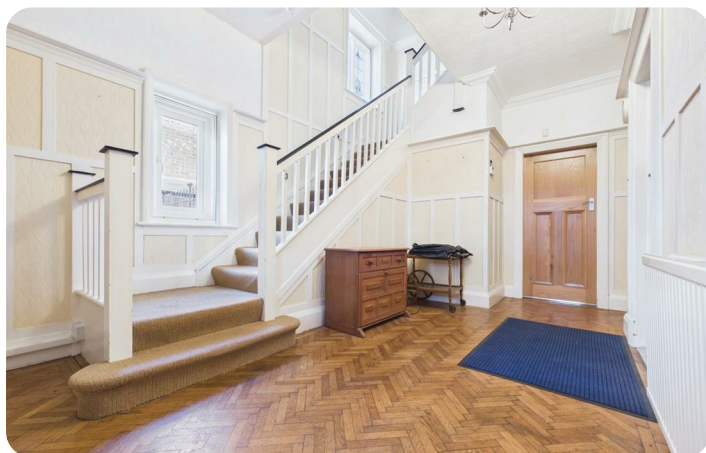




16 Mayfield Road, Bridlington, YO15 3LE

Price Guide £280,000



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Welcome to the desirable Mayfield Road in the coastal town of Bridlington. This semi-detached house offers a blend of traditional character and modern convenience.

The property boasts two spacious reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms and a family bathroom, this home is ideal for families or those seeking extra space.

One of the most appealing aspects of this residence is its array of period features, including elegant parquet flooring in the hallway and period fireplaces that add warmth and character throughout. Situated just a stone's throw from the stunning South Beach. Residents can indulge in leisurely seaside strolls. The nearby harbour adds to the charm of the area, while the Spa Royal Hall offers a variety of entertainment options for all ages. The town centre is easily accessible, providing a wealth of shops, restaurants, and local amenities to cater to your everyday needs.

This property must be viewed to fully appreciate the space and character it has to offer. With no ongoing chain, it presents a wonderful opportunity for prospective buyers to make it their own.

Entrance:

Upvc double glazed door into inner porch, tiled floor. Door into a spacious inner hall, parquet flooring, feature wall panelling, upvc double glazed window and central heating radiator.

Wc:

4'9" x 3'10" (1.45m x 1.18m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge:

14'10" x 14'4" (4.53m x 4.39m)

A spacious front facing room, electric fire with cast iron inset and wood surround. Upvc double glazed bay window and central heating radiator.

Dining room:

15'8" x 13'5" (4.80m x 4.10m)

A spacious rear facing room, electric fire in a modern surround. Two upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen:

14'2" x 10'0" (4.32m x 3.07m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, central island, electric oven gas hob with extractor over. Part wall tiled, gas combi boiler, understairs storage cupboard, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Stained glass window and access to the boarded loft space.

Bedroom:

14'9" x 13'3" (4.50m x 4.05m)

A spacious front facing double room, period fireplace with tiled inset and wood surround. Built in wardrobes and cupboards. Upvc double glazed bay window and central heating radiator.

Bedroom:

15'10" x 12'2" (4.83m x 3.73m)

A spacious rear facing double room, period fireplace with tiled inset and wood surround. Built in wardrobe and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

14'3" x 10'3" (4.35m x 3.14m)

A rear facing double room, wash hand basin with vanity unit, period fireplace with tiled inset and wood surround. Built in wardrobe and cupboards. Upvc double glazed window and central heating radiator.

Bathroom:

10'3" x 6'3" (3.14m x 1.91m)

Comprises bath, shower cubicle with electric shower, wash hand basin with vanity unit, full wall tiled, extractor, upvc double glazed window and central heating radiator.

Wc:

5'10" x 3'3" (1.79m x 1.00m)

Wc, part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a small walled garden.

To the side elevation is a private block paved driveway for parking.

Garden:

To the rear of the property is a walled garden with lawn, borders of shrubs and bushes. Brick built outbuilding for storage with power and lighting.

Garage:

Double opening doors, power and lighting.

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



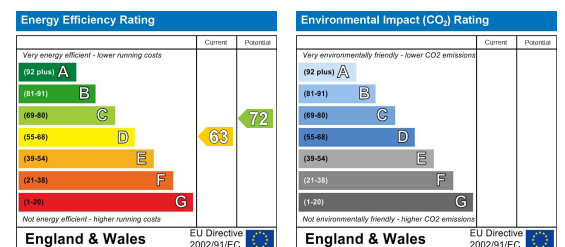
Floor Plan



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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