



2 Rosewood Close, Bridlington, YO16 6UY

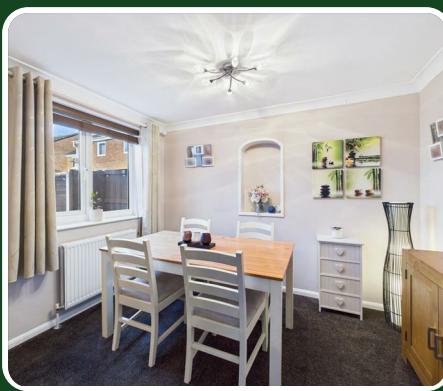
Price Guide £185,000



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Welcome to this semi-detached house located on Rosewood Close in the coastal town of Bridlington. This well-presented property is an ideal choice for first-time buyers or those looking to downsize.

As you enter, you will find a spacious lounge that flows seamlessly into a dining room extension and a lovely conservatory, perfect for enjoying the natural light and garden views. The current owner has made significant improvements, including a modern kitchen and a stylish bathroom, ensuring that the home is both comfortable and contemporary.

The property features two well-proportioned bedrooms, providing ample space for relaxation. Additionally, private parking available, along with a garage, offering convenience. Situated just off Viking Road, this home enjoys an excellent location with easy access to the Sandsacre shopping centre, schools, supermarkets, and bus routes. For those who appreciate the outdoors, the north foreshore and the village of Sewerby are just a short distance away, providing a wonderful opportunity for coastal living and leisure activities.

Do not miss the chance to make this house your new home.

Entrance:

Upvc double glazed door into outer porch. Door into inner hall, central heating radiator and understairs storage cupboard.

Kitchen:

10'11" x 5'10" (3.35m x 1.78m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven, gas hob with extractor over. Full wall tiled, under cupboard lighting, space for

fridge/freezer, plumbing for washing machine and upvc double glazed window.

Lounge:

15'10" x 11'9" (4.83m x 3.59m)

A spacious rear facing room, electric fire in a modern surround, central heating radiator, upvc double glazed patio doors into the conservatory and archway into the dining room.

Dining room:

10'2" x 7'2" (3.10m x 2.19m)

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

Upvc conservatory:

10'3" x 7'11" (3.13m x 2.43m)

Over looking the garden.

First floor:

Built in storage cupboard and access to the loft space.

Bedroom:

11'8" x 11'2" (3.58m x 3.42m)

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

Bedroom:

10'2" x 8'5" (3.10m x 2.58m)

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

Bathroom:

6'7" x 5'3" (2.01m x 1.62m)

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

Exterior:

To the front of the property is an open plan garden with lawn. To the side elevation is a private blocked paved driveway leading to the garage.

Garden:

To the rear of the property is a private fenced garden, paved patio to lawn and raised flower bed.

Garage:

16'9" x 7'11" (5.11m x 2.42m)

Electric roller door, power, lighting, gas combi boiler, water point and courtesy door onto the rear garden.

Notes:

Council tax band: B

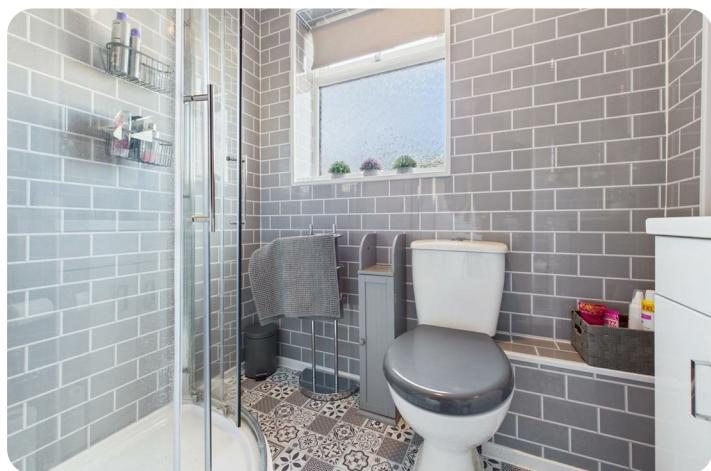
Purchase procedure

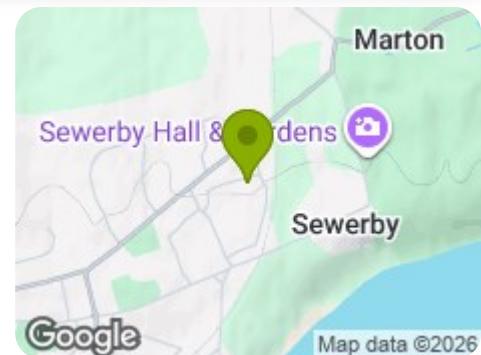
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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.





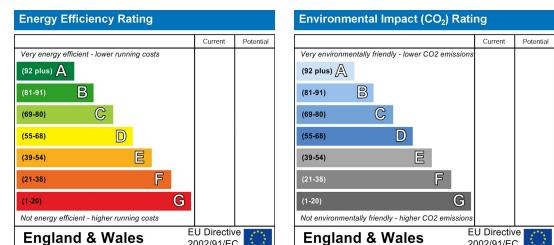
Floor Plan



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



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