



45 Thoresby Close, Bridlington, YO16 7EN

Price Guide £164,950



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Welcome to Thoresby Close in the coastal town of Bridlington. This semi-detached house presents an excellent opportunity for first-time buyers or those looking to downsize.

With an inviting reception room, two comfortable bedrooms, and a well-appointed bathroom. The modern kitchen is a highlight, while the conservatory invites natural light and offers a space to relax or entertain.

The private driveway and garage ensure ample parking adding to the convenience of this lovely home.

Situated just off Bampton Lane, the property benefits from a sought-after residential location, making it easy for residents to access local shops and bus service routes ensuring that daily amenities are within easy reach.

With no ongoing chain, this house is ready for its new owners to move in and make it their own.

Whether you are starting your journey into homeownership or seeking a peaceful retreat, this property is an excellent choice.

Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard, central heating radiator and gas combi boiler.

Kitchen:

9'10" x 5'9" (3.02m x 1.77m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, space for a fridge/freezer, plumbing for washing machine and upvc double glazed window.

Lounge/diner:

13'1" x 11'10" (3.99m x 3.61m)

A rear facing room, electric fire with a wood surround, upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

9'10" x 9'3" (3.02m x 2.83m)

Over looking the garden, central heating radiator and upvc double glazed door.

First floor:

Built in storage cupboard and upvc double glazed window.

Bedroom:

11'8" x 8'6" (3.57m x 2.61m)

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

Bedroom:

7'9" x 6'11" (2.37m x 2.12m)

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

Bathroom:

7'10" x 4'6" (2.39m x 1.38m)

Comprises bath with shower attachment, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

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

To the side elevation is a private driveway leading to the garage.

Garden:

To the rear of the property is a fenced garden with paved patio and lawn.

Garage:

Up and over door, power, lighting and courtesy door.

Notes:

Council tax band A

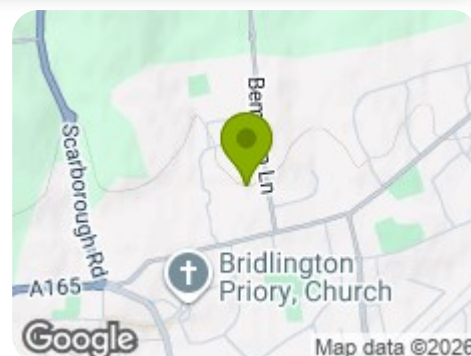
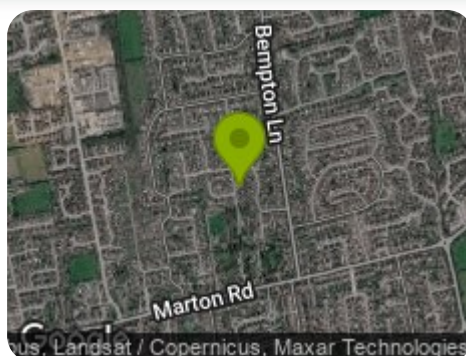
Purchase procedure

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.





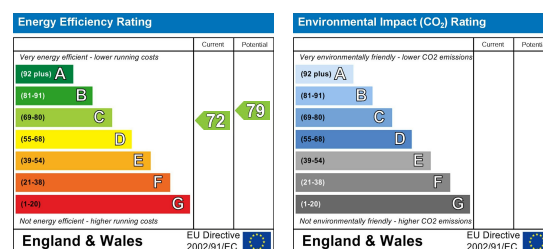
Floor Plan



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.