



8 Greenways Walk, Bridlington, YO16 6XN

Price Guide £165,000



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Welcome to Greenways Walk in the coastal town of Bridlington, this two-bedroom end-terrace house presents an excellent opportunity for first-time buyers or those looking to downsize.

The property is conveniently located within a short stroll of essential amenities, including The Co-op supermarket for your daily needs, The Friendly Foresters pub and Bridlington North Library. Local schools and accessible bus routes further enhance the appeal of this location.

Upon entering, you will find a well-presented interior that has been thoughtfully improved by the current owners. The house boasts a spacious reception room and kitchen/diner perfect for entertaining guests or enjoying quiet evenings at home. The two bedrooms offer comfortable living spaces, while the modern bathroom ensures convenience.

Significant upgrades have been made to the property, including all new windows, a front door, and internal doors, which not only enhance the aesthetic appeal but also improve energy efficiency. This home is ready for you to move in and make it your own.

Don't miss the chance to view this lovely property.

Entrance:

Composite door leads into the lounge.

Lounge:

17'7" x 12'0" (5.37m x 3.67m)

A spacious front facing room with views of the green, electric fire in a modern surround, upvc double glazed bow window, two central heating radiators and staircase to the first floor.

Kitchen/diner:

11'11" x 8'5" (3.64m x 2.57m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, space for fridge, central heating radiator and upvc double glazed patio doors onto the rear garden.

First floor:

Upvc double glazed window, central heating radiator and access to the loft.

Bedroom:

11'11" x 8'5" (3.64m x 2.59m)

A front facing double room with views over the green, upvc double glazed window and central heating radiator.

Bedroom:

11'10" x 8'5" (3.62m x 2.59m)

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

Bathroom:

8'9" x 5'3" (2.67m x 1.61m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, shower panelling, built in storage cupboard housing gas combi boiler, extractor and central heating radiator.

Exterior:

To the front of the property is a block paved garden area. Gated side access to the rear garden and designated car parking space.

Garden:

To the rear of the property is a low maintenance fenced garden. Mainly paved with borders of shrubs and bushes. A timber shed.

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



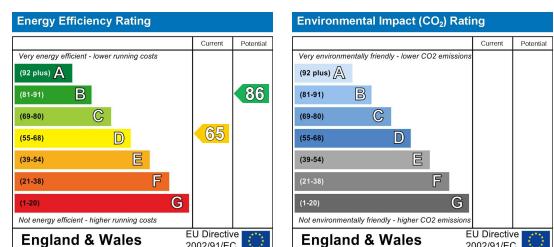
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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