BELT
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12 Edwardian Drive, Bridlington, YO15 3TF

Price Guide £165,000

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The Property Ombudsman

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12 Edwardian Drive

Bridlington, YO15 3TF

Price Guide £165,000





Welcome to Edwardian Drive in the seaside town of Bridlington. This semi-detached house presents an excellent opportunity for first-time buyers.

The property boasts an inviting reception room and conservatory perfect for both relaxation and entertaining. With two well-proportioned bedrooms and a modern bathroom, it offers a comfortable living space for individuals or small families.

The property also includes a garage and ample parking ensuring convenience for residents and guests alike.

Conveniently located just off Georgian Way, this residence is within easy reach of local schools, the stunning south foreshore is merely a third of a mile away, inviting you to explore beautiful coastal walks and partake in various leisure activities. Additionally, the property is well-positioned for access to the Bridlington to Hull road and is in close proximity to Bridlington Golf Club.

With no ongoing chain, this property is ready for you to move in and make it your own.

Entrance:

Upvc double glazed door into inner hall.

Lounge:

14'0" x 12'7" (4.28m x 3.84m)

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

Kitchen:

12'7" x 6'7" (3.85m x 2.02m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, integrated fridge, freezer and washing machine. Breakfast bar, understairs storage cupboard, upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

10'2" x 8'7" (3.10m x 2.64m)

Over looking the garden, french doors.

First floor:

Access to the loft space.

Bedroom:

12'7" x 8'5" (3.85m x 2.58m)

A front facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

12'7" x 6'11" (3.85m x 2.11m)

A rear facing single room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bathroom:

9'8" x 4'11" (2.95m x 1.52m)

Comprises shower cubicle with electric 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 a private pebbled driveway with ample parking leading down the side of the property to the garage.

Garden:

To the rear of the property is a private fenced garden, lawn with borders of shrubs and bushes.

Garage:

17'2" x 8'7" (5.24m x 2.64m)

A brick built garage, roller door, power and lighting.

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.









Road Map | Hybrid Map | Terrain Map







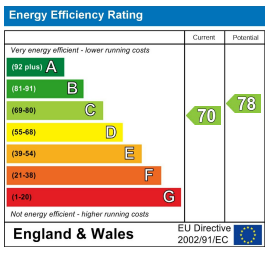
Floor Plan

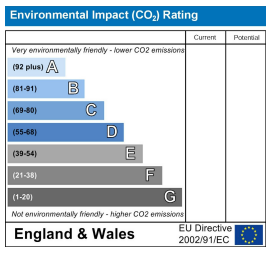


Viewing

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.