



**BELT**  
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## 1 Spoonbill Vale, Bridlington, YO15 3FD

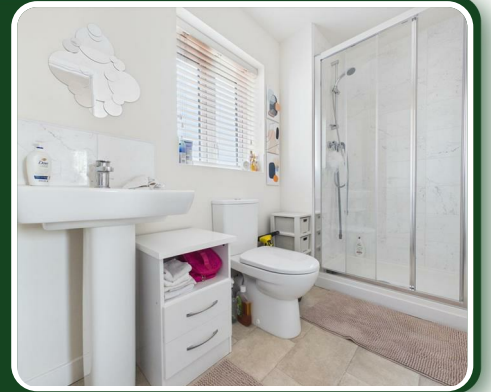
Price Guide £330,000



# I Spoonbill Vale

Bridlington, YO15 3FD

## Price Guide £330,000



Welcome to this detached house located in Spoonbill Vale, Bridlington.

This property is an ideal family home, boasting four generously sized double bedrooms and three well-appointed bathrooms, ensuring ample space for both relaxation and privacy.

The heart of the home is a modern kitchen/diner, perfect for family gatherings and entertaining guests. The property also features a comfortable reception room, providing a cosy area for family activities or quiet evenings in.

Situated within a new development on Bridlington's desirable south side, this home is just a short stroll from the Belvedere Golf Course and the stunning south beach, perfect for leisurely coastal walks and enjoying the fresh sea air. For those who commute, the property offers convenient access to main roads leading to Beverley and Hull, ensuring that you are well-connected to nearby towns.

Don't miss the opportunity to make this property your own.

### Entrance:

Composite door into inner hall, understairs storage cupboard.

### Wc:

5'6" x 3'0" (1.68m x 0.92m)

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

### Lounge:

15'9" x 9'10" (4.82m x 3.02m)

A double aspect room with open views, upvc double glazed bay window, upvc double glazed window and two central heating radiators.

### Kitchen/diner:

15'8" x 9'6" (4.80m x 2.91m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Integrated

fridge, freezer, dishwasher and washing machine. Two upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the garden.

### First floor:

Built in storage cupboard.

### Bedroom:

11'1" x 9'6" (3.38m x 2.92m)

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

### En-suite

9'8" x 4'3" (2.96m x 1.31m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

### Bedroom:

15'8" x 9'11" (4.80m x 3.03m)

A double aspect room with open views, two upvc double glazed windows and central heating radiator.

### Bathroom:

7'11" x 6'3" (2.42m x 1.92m)

Comprises a modern suite, walk in bath, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and central heating radiator.

### Second floor:

Central heating radiator.

### Bedroom:

13'1" x 9'8" (4.00m x 2.95m)

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

**Bedroom:**

11'3" x 9'10" (3.44m x 3.01m)

A double aspect room with open views, access to the eaves, two upvc double glazed windows and central heating radiator.

**Bathroom:**

8'4" x 3'3" (2.55m x 1.00m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled extractor and central heating radiator.

**Exterior:**

To the front of the property is a small open plan garden with shrubs and bushes.

To the side of the property is a private driveway leading to the garage.

**Garden:**

To the side of the property is a walled garden, paved patio to lawn, borders of shrubs and bushes. A timber built summer house.

**Garage:**

Up and over door, power and lighting.

**Notes:**

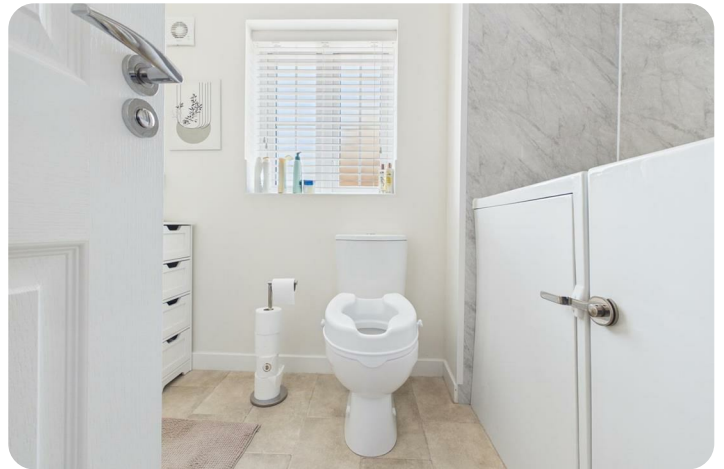
Council tax band D

**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:**

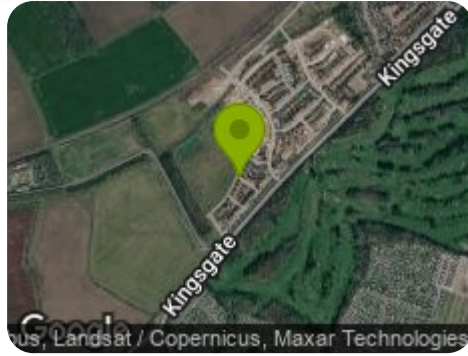
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



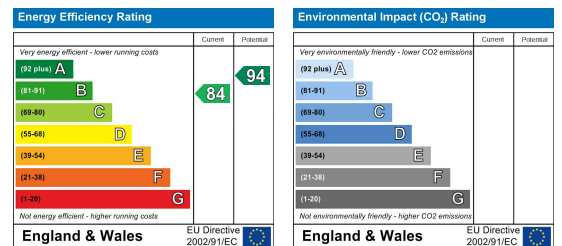
## Floor Plan



## 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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