



30 Towse Pasture, Bridlington, YO16 6AT

Price Guide £350,000



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Welcome to Towse Pasture in the coastal town of Bridlington. This detached bungalow offers a blend of modern living and comfort.

The property features two spacious reception rooms, including an open plan kitchen, dining, and living area, designed for both relaxation and entertaining. The separate lounge provides an additional space for unwinding. Two well-appointed bedrooms and two contemporary bathrooms, ensuring ample space for residents and visitors alike.

One of the standout features of this home is the stunning large private landscaped rear garden, perfect for enjoying the outdoors and is sure to impress.

Situated just off Scarborough Road, residents will benefit from easy access to local shops and the historic charm of Bridlington's old town. The development, crafted by the reputable Peter Ward Homes, is known for its high-quality homes and strong community spirit.

This property must be viewed to truly appreciate all that it has to offer. With its spacious and contemporary living spaces, along with a beautiful garden, this bungalow is a perfect place to call home.

Entrance:

A composite door opens into a spacious inner hallway, alarm panel, central heating radiator and large built in storage cupboard housing the gas combi boiler.

Open plan kitchen/dining/living:

24'6" x 10'10" (7.49m x 3.32m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric double oven and five burner gas hob with stainless steel extractor over. Further features part tiled walls, under cabinet lighting and integrated fridge/freezer and dishwasher. Two upvc double

glazed windows provide natural light, central heating radiator and upvc double glazed French doors open onto the rear garden.

Utility:

9'3" x 4'0" (2.82m x 1.24m)

Fitted with a range of modern base units, plumbing for a washing machine, space for a tumble dryer, extractor, upvc double glazed window and central heating radiator.

Lounge:

13'8" x 12'5" (4.19m x 3.79m)

A spacious rear facing room, central heating radiator and upvc double glazed patio doors opening onto the rear garden.

Bedroom:

11'4" x 10'0" (3.47m x 3.06m)

A spacious rear facing double bedroom, built in sliding wardrobes, two upvc double glazed windows and central heating radiator.

En-suite:

7'6" x 3'10" (2.29m x 1.19m)

Comprising a modern suite, shower cubicle with plumbed shower, wc and wash hand basin. Part tiled walls, a shaver socket, extractor fan, upvc double glazed window and central heating radiator.

Bedroom:

10'0" x 9'8" (3.06m x 2.96m)

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

Bathroom:

8'4" x 5'6" (2.56m x 1.69m)

Comprising a modern suite, bath shower attachment, wc and wash hand basin. Full wall tiled, a shaver socket, extractor fan, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is an open plan garden with lawn, complemented by a selection of shrubs and bushes.

To the side elevation is a block paved driveway leading to the garage. Electric charging point and gated side access is available on both sides of the property, leading to the rear garden.

Garden:

A beautiful landscaped garden featuring a large paved patio leading to the lawn, with tiered flower beds filled with a variety of shrubs and bushes.

Garage:

19'0" x 9'4" (5.81m x 2.87m)

A brick built garage, electric up-and-over door, power, lighting, and courtesy door.

Notes:

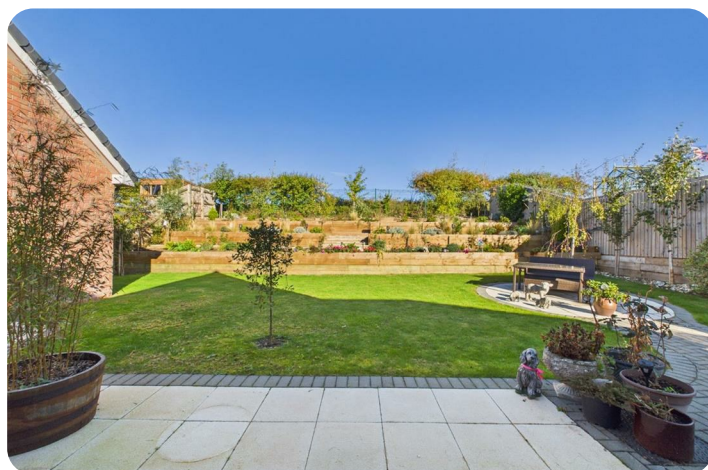
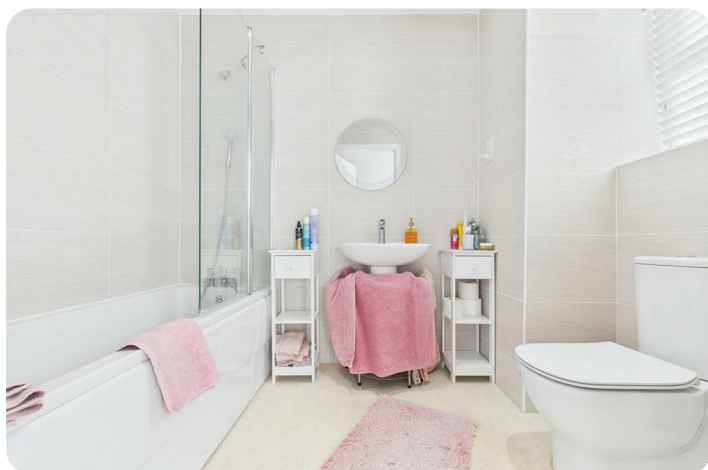
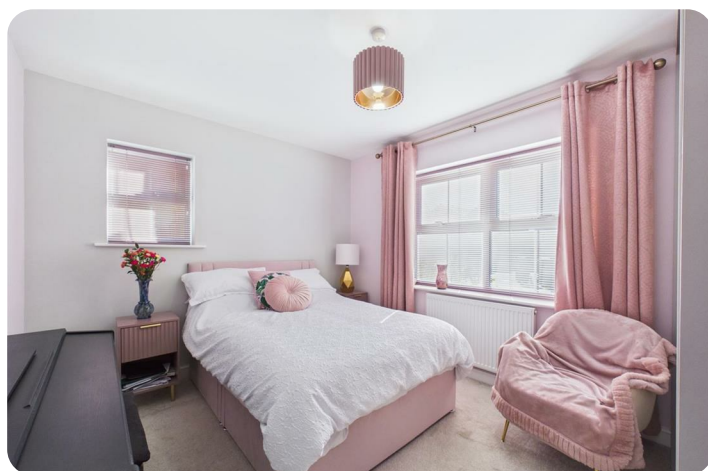
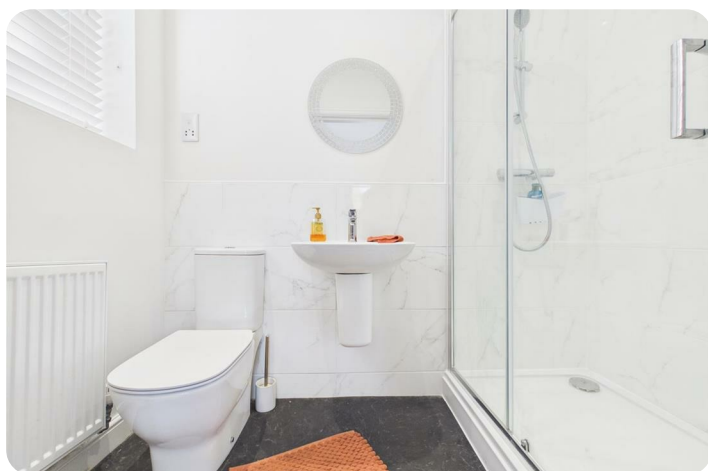
Council tax band- D

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



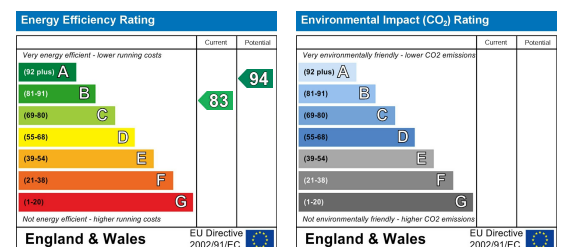
Floor Plan



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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