



BELT
ESTATE AGENCY

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4 Maple Close, Bridlington, YO16 6TD

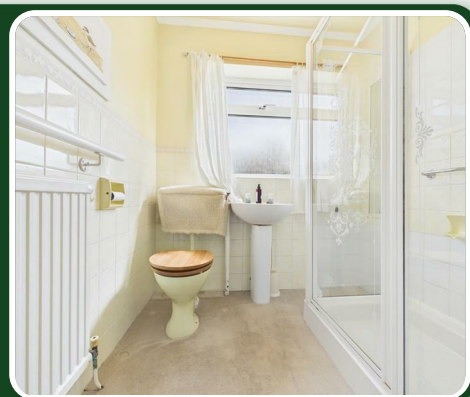
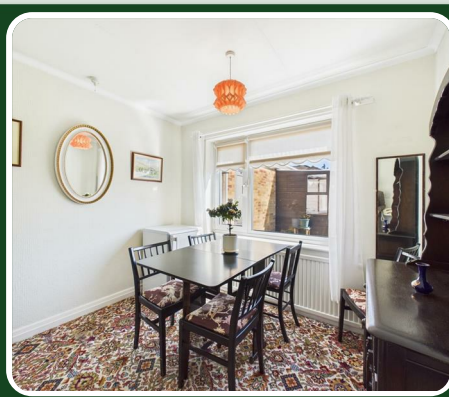
Price Guide £220,000



4 Maple Close

Bridlington, YO16 6TD

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Welcome to Maple Close in the coastal town of Bridlington.

This detached bungalow presents an excellent opportunity for those seeking a peaceful retreat with the potential to personalise their living space.

Boasting two well-proportioned bedrooms, bathroom, kitchen and a comfortable reception room, this property offers a blank canvas for you to put your own stamp on it. The absence of an ongoing chain allows for a smooth and efficient purchase process, making it easier for you to settle into your new home.

The location is particularly appealing, as it is situated close to a variety of local shops, restaurants, and public house, providing you with all the amenities you may need within easy reach. Additionally, the picturesque Sewerby village, the north beach and cliff top walks are just a short distance away, offering a delightful setting for leisurely strolls.

Don't miss your chance to make this property your own.

Entrance:

Upvc double glazed door into inner porch. Door into inner hall, central heating radiator.

Lounge:

15'5" x 11'9" (4.71m x 3.60m)

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

Kitchen:

11'9" x 7'3" (3.60m x 2.23m)

Fitted with a range of base and wall units, one and a half sink unit, part wall tiled, plumbing for washing machine and dishwasher. Gas boiler, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

Bedroom:

14'1" x 11'7" (4.30m x 3.55m)

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

Bedroom:

9'4" x 8'8" (2.86m x 2.65m)

A rear facing double room currently used as a dining room, upvc double glazed window and central heating.

Bathroom:

8'8" x 6'3" (2.65m x 1.93m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled pebbled garden with shrubs and bushes.

Block paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a low maintenance private garden, mainly pebbled with shrubs and bushes. A water point.

Notes:

Council tax band C

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

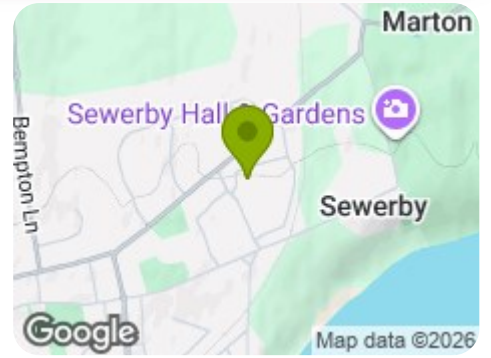
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, 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.



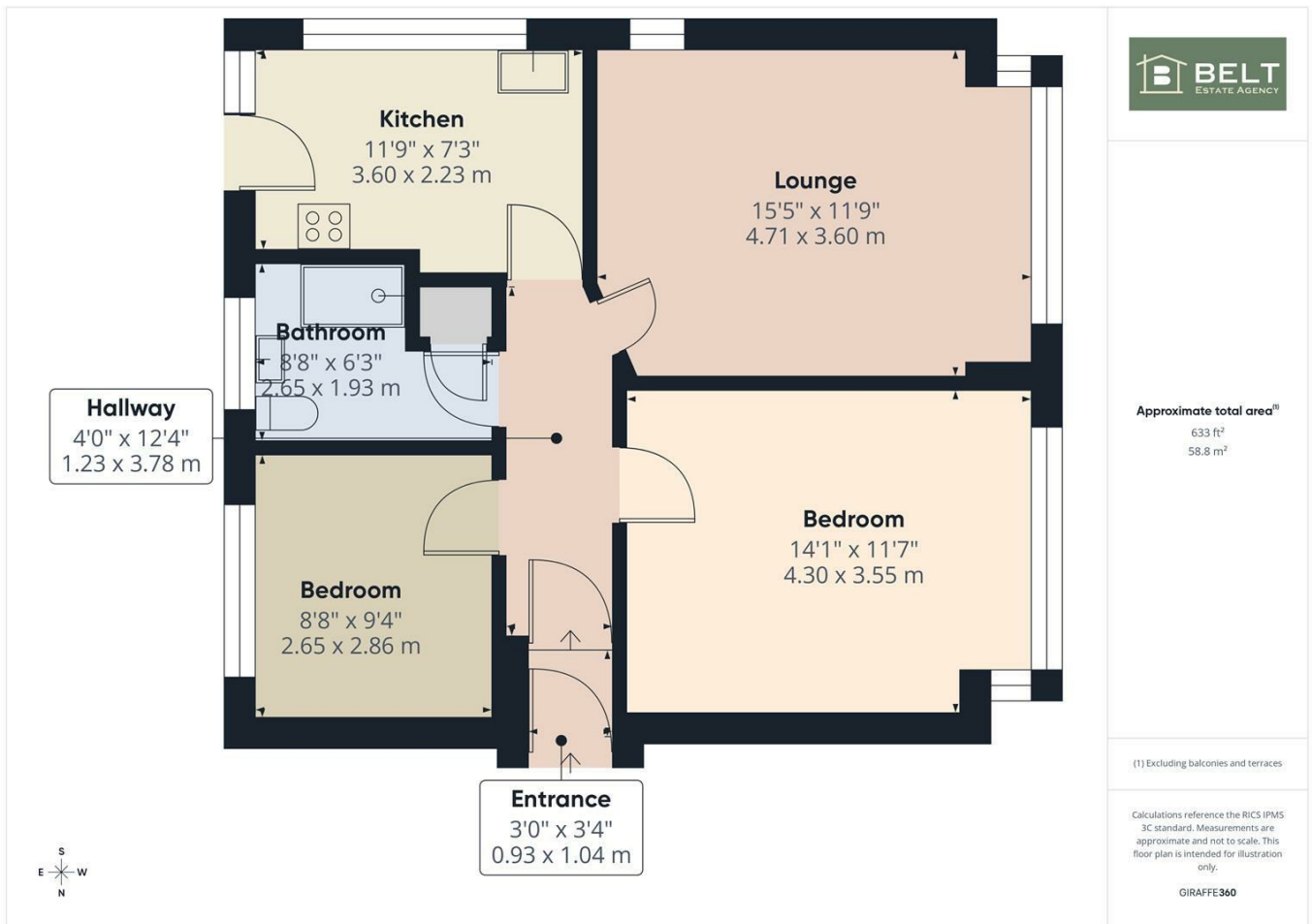
Road Map

Hybrid Map

Terrain Map



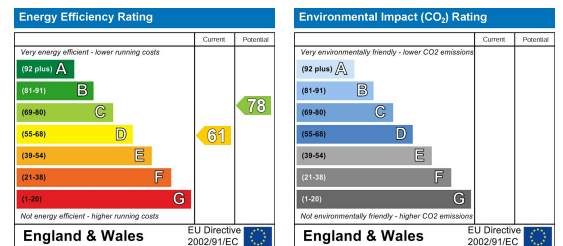
Floor Plan



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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