



**BELT**  
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**20 Thoresby Close, Bridlington, YO16 7EN**

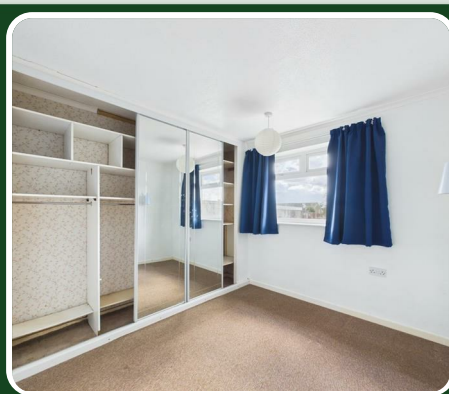
**Price Guide £149,950**



# 20 Thoresby Close

Bridlington, YO16 7EN

## Price Guide £149,950



Welcome to Thoresby Close in the coastal town of Bridlington. This semi-detached bungalow presents an excellent opportunity for those looking to create their dream home.

The property boasts two well-proportioned bedrooms, bathroom, kitchen and a comfortable reception room.

While the bungalow is in need of modernisation, it offers great potential for transformation, allowing you to tailor the space to your personal taste and lifestyle.

Conveniently located just off Bempton Lane, residents will enjoy easy access to local shops and bus routes.

The absence of an ongoing chain ensures a smooth and efficient purchasing process.

This bungalow is perfect for first-time buyers, downsizers, or investors looking to capitalise on a property with significant potential.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator and built in storage cupboard housing gas combi boiler.

### Kitchen:

10'9" x 7'8" (3.28m x 2.34m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, part wall tiled and upvc double glazed window.

### Lounge/diner:

17'5" x 9'11" (5.33m x 3.04m)

A front facing room, gas fire in a stone surround, upvc double glazed window and central heating radiator.

### Inner hall:

Built in storage cupboard.

### Bedroom:

10'0" x 7'9" (3.05m x 2.38m)

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

### Bedroom:

9'11" x 8'3" (3.03m x 2.53m)

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

### Bathroom:

6'5" x 5'6" (1.96m x 1.68m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, loft access, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with ample parking leading to the garage.

### Garden:

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

### Garage:

Up and over door.

**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.



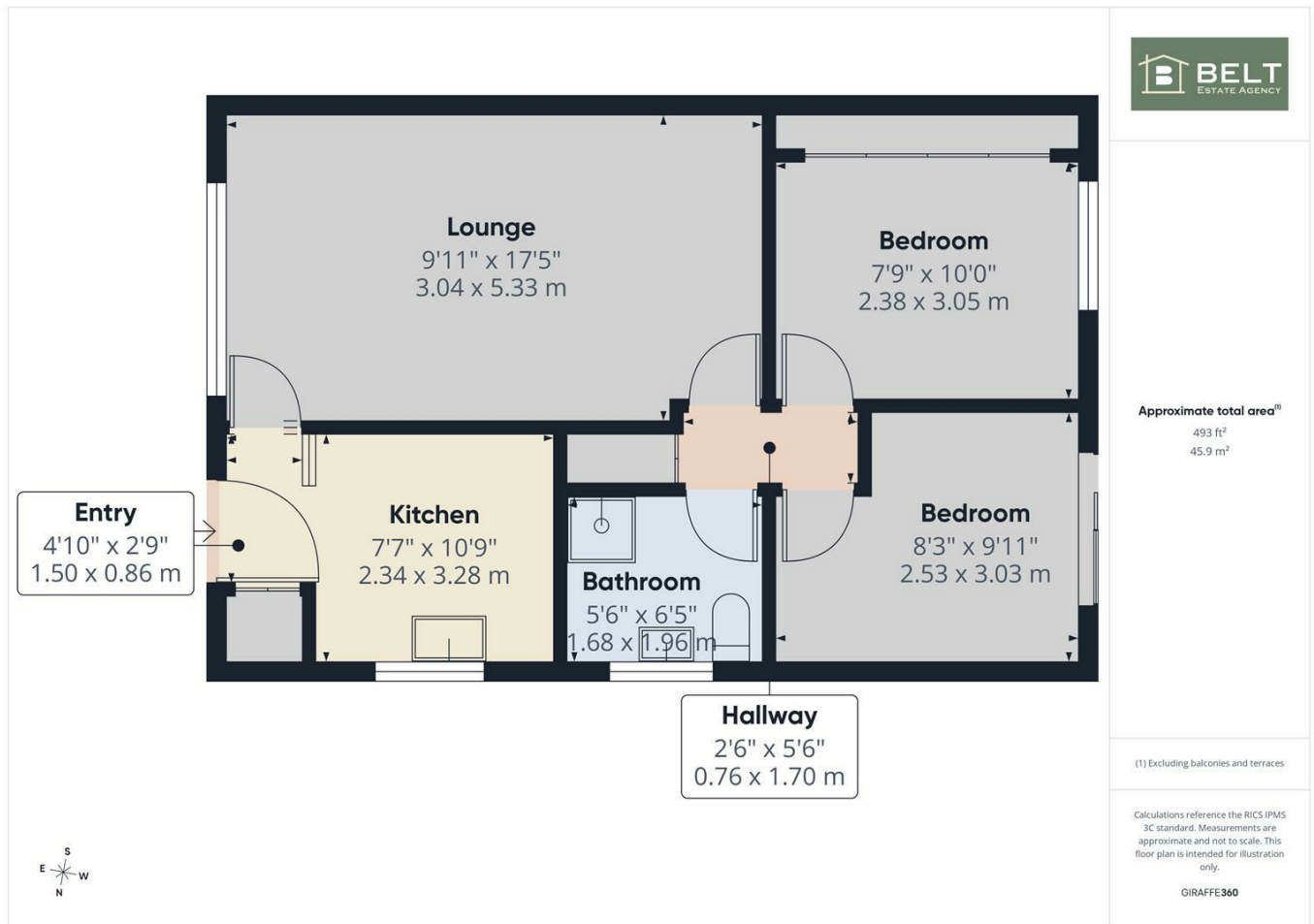
Road Map

Hybrid Map

Terrain Map



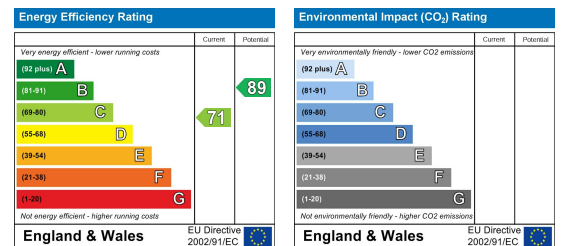
### Floor Plan



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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