



## 14 Studley Meadows, Bridlington, YO16 6FX

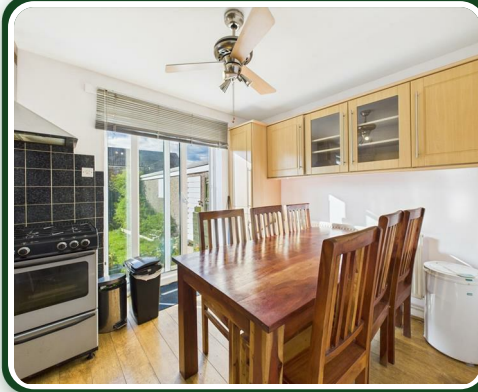
Offers Around £175,000



# 14 Studley Meadows

Bridlington, YO16 6FX

**Offers Around £175,000**



Welcome to Studley Meadows in the coastal town of Bridlington, this semi-detached house presents an excellent opportunity for first-time buyers.

Built in 1998, the property boasts a well-designed layout that includes one inviting reception room, kitchen/diner, three comfortable bedrooms, and a bathroom, making it an ideal family home.

Situated in a cul-de-sac just off Bempton Lane, residents will appreciate convenient access to local bus routes and country walks leading towards the village of Bempton. Don't miss the chance to make this property your own.

## Entrance:

Upvc double glazed door into inner hall, deep understairs storage cupboard and central heating radiator.

## Lounge:

14'11" x 10'2" (4.55m x 3.11m)

A front facing room, modern electric fire, upvc double glazed window and two central heating radiators.

## Kitchen/diner:

16'6" x 8'11" (5.04m x 2.72m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, 8 burner/2 ovens freestanding gas cooker, part wall tiled, gas boiler, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

## First floor:

## Bedroom:

11'9" x 7'1" (3.59m x 2.16m)

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

## Bedroom:

12'0" x 8'6" (3.67m x 2.60m)

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

## Bedroom:

8'9" x 7'7" (2.68m x 2.32m)

A front facing single room, built in bed with storage, upvc double glazed window and central heating radiator.

## Bathroom:

6'2" x 5'5" (1.89m x 1.66m)

Comprises, bath with electric shower over, wc and wash hand basin. Part wall tiled, extractor, 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 open plan pebbled garden.

To the side elevation is a private driveway for parking leading to the garage. Nearly fitted fencing.

### Garden:

To the rear of the property is a fenced garden. Lawn with pebbled borders. Door into garage.

### Garage:

26'6" x 7'10" (8.10m x 2.41m)

Double opening doors into large garage, new roof, power and lighting.

### Notes:

Council tax band: B

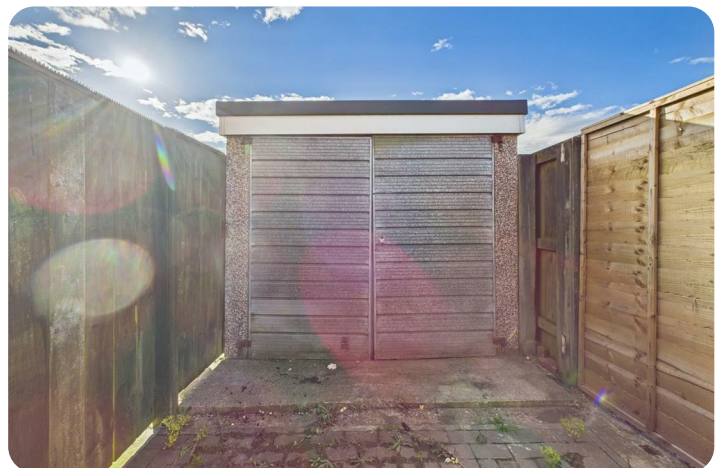
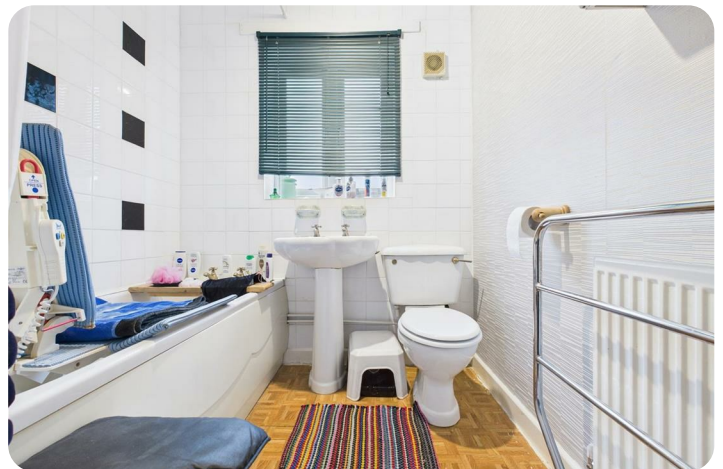
### Purchase procedure

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.



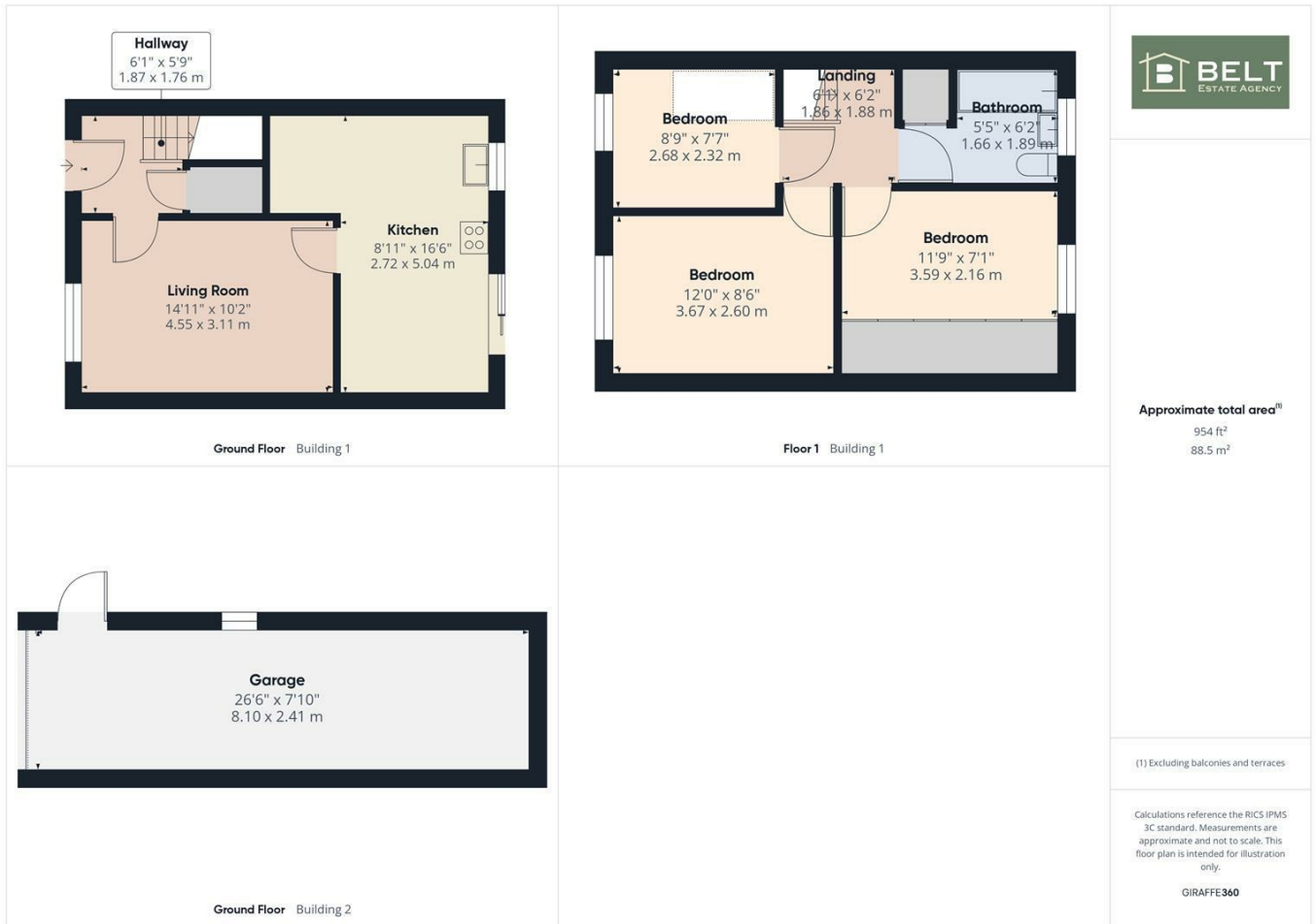
Road Map

Hybrid Map

Terrain Map



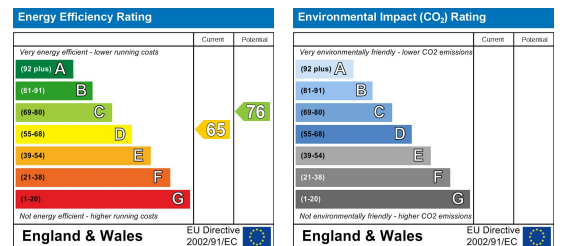
## Floor Plan



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



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