



## 11 Saltwick Drive, Bridlington, YO15 3EW

Price Guide £270,000

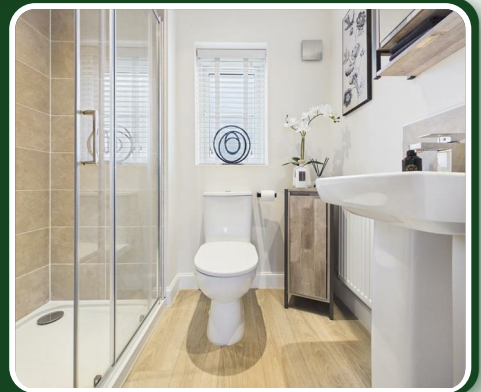




# 11 Saltwick Drive

Bridlington, YO15 3EW

## Price Guide £270,000



Welcome to Saltwick Drive in the coastal town of Bridlington. This detached house presents a unique opportunity to own a luxurious new build home.

With three proportioned bedrooms and two modern bathrooms, this property is designed to cater to the needs of contemporary living.

The reception room and open plan kitchen/diner provides an inviting space for relaxation and entertainment, making it ideal for both family gatherings and quiet evenings at home. The property boasts a sleek and modern aesthetic throughout, ensuring that every corner reflects a sense of style.

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. The location also offers convenient access to main roads leading to Beverley and Hull, making it an excellent choice for commuters.

This stunning home on Saltwick Drive is sure to impress.

### Entrance:

Composite door into inner hall, central heating radiator.

### Lounge:

13'11" x 9'10" (4.25m x 3.02m)

A front facing room, understairs storage cupboard, upvc double glazed window with fitted Venetian blinds and central heating radiator.

### Kitchen/diner:

16'7" x 8'1" (5.06m x 2.48m)

Fitted with a range of modern base and wall units, Quartz worktops, under cupboard lighting, stainless steel sink unit, electric oven and gas hob with stainless steel extractor over. Integrated fridge/freezer and dishwasher. Upvc double glazed window with fitted Venetian blinds, central heating radiator and upvc double glazed french doors onto the rear garden.

### Utility:

5'5" x 4'11" (1.67m x 1.50m)

Fitted modern base and wall units, Quartz worktops, integrated washing machine, upvc double glazed window with fitted Venetian blinds and central heating radiator.

### Wc:

5'6" x 2'11" (1.68m x 0.90m)

Wc, wash hand basin, upvc double glazed window with fitted venetian blinds and central heating radiator.

### First floor:

#### Bedroom:

13'11" x 8'10" (4.26m x 2.71m)

A front facing double room, upvc double glazed window with fitted Venetian blinds and central heating radiator.

#### En-suite:

6'9" x 4'7" (2.06m x 1.42m)

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

#### Bedroom:

11'8" x 9'10" (3.57m x 3.02m)

A front facing double room, built in wardrobes, upvc double glazed window with fitted Venetian blinds and central heating radiator.

#### Bedroom:

10'7" x 8'9" (3.24m x 2.69m)

A rear facing double room, upvc double glazed window with fitted Venetian blinds and central heating radiator.

### Bathroom:

6'5" x 6'3" (1.97m x 1.93m)

Comprises a modern suite, bath, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window with fitted venetian blinds and central heating radiator.

### Exterior:

To the front of the property is an open plan garden with lawn. Private block paved driveway with ample parking. Power point, and gated side access to the rear garden.

### Garden:

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

### Garage:

17'0" x 8'9" (5.19m x 2.67m)

Up and over door, power, lighting and gas combi boiler.

### 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



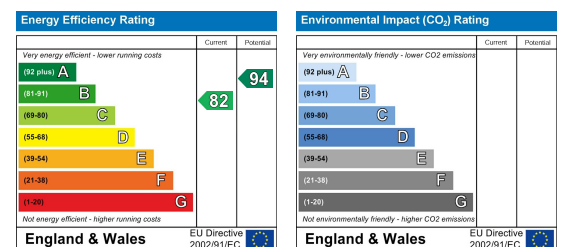
## Floor Plan



## 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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