



BELT
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24 Ripley Close, Bridlington, YO16 7QF

Price Guide £170,000



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PROTECTED

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Welcome to Ripley Close in the coastal town of Bridlington, a two-bedroom semi-detached bungalow.

This well presented property comprises a welcoming reception room, kitchen/diner, utility porch, two well-proportioned bedrooms and a bathroom.

The bungalow is situated just off Marton Road, providing easy access to local amenities, including shops, galleries, and eateries in the historic old town. Public transport links are also readily available, making it easy to explore the surrounding areas.

With no ongoing chain, this property is ready for you to move in and make it your own.

Don't miss out on this wonderful opportunity to secure this lovely home in a sought-after location.

Entrance:

Upvc double glazed door into inner lobby. Door into inner hall, central heating radiator, built in storage cupboard and access to the loft.

Lounge:

13'10" x 11'9" (4.22m x 3.60m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed window and electric convector heater.

Kitchen/diner:

11'3" x 8'11" (3.44m x 2.72m)

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

Utility porch:

6'5" x 5'6" (1.97m x 1.69m)

Plumbing for washing machine, space for fridge/freezer, tiled floor, two upvc double glazed windows and upvc double glazed door onto the rear garden.

Bedroom:

11'6" x 10'5" (3.51m x 3.18m)

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

Bedroom:

11'7" x 7'10" (3.54m x 2.39m)

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

Bathroom:

7'1" x 5'5" (2.17m x 1.67m)

Comprises bath with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden with borders.

To the side elevation is a private driveway with ample parking leading to a detached garage.

Garden:

To the rear of the property is a walled garden, paved

patio to lawn with pathway, flower beds and borders. Outside lighting and water point.

Garage:

A brick built garage, up and over door.

Notes:

Council tax band: B

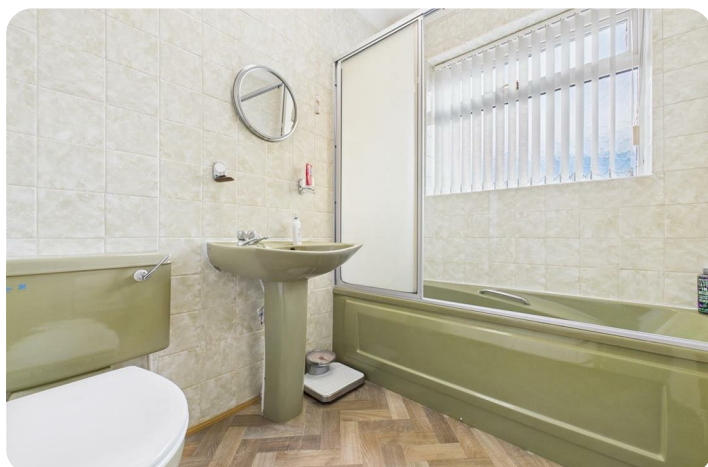
Purchase procedure

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

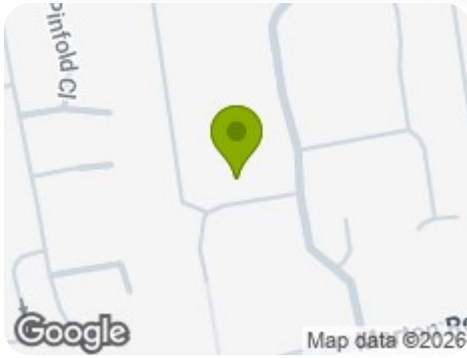
that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. 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.



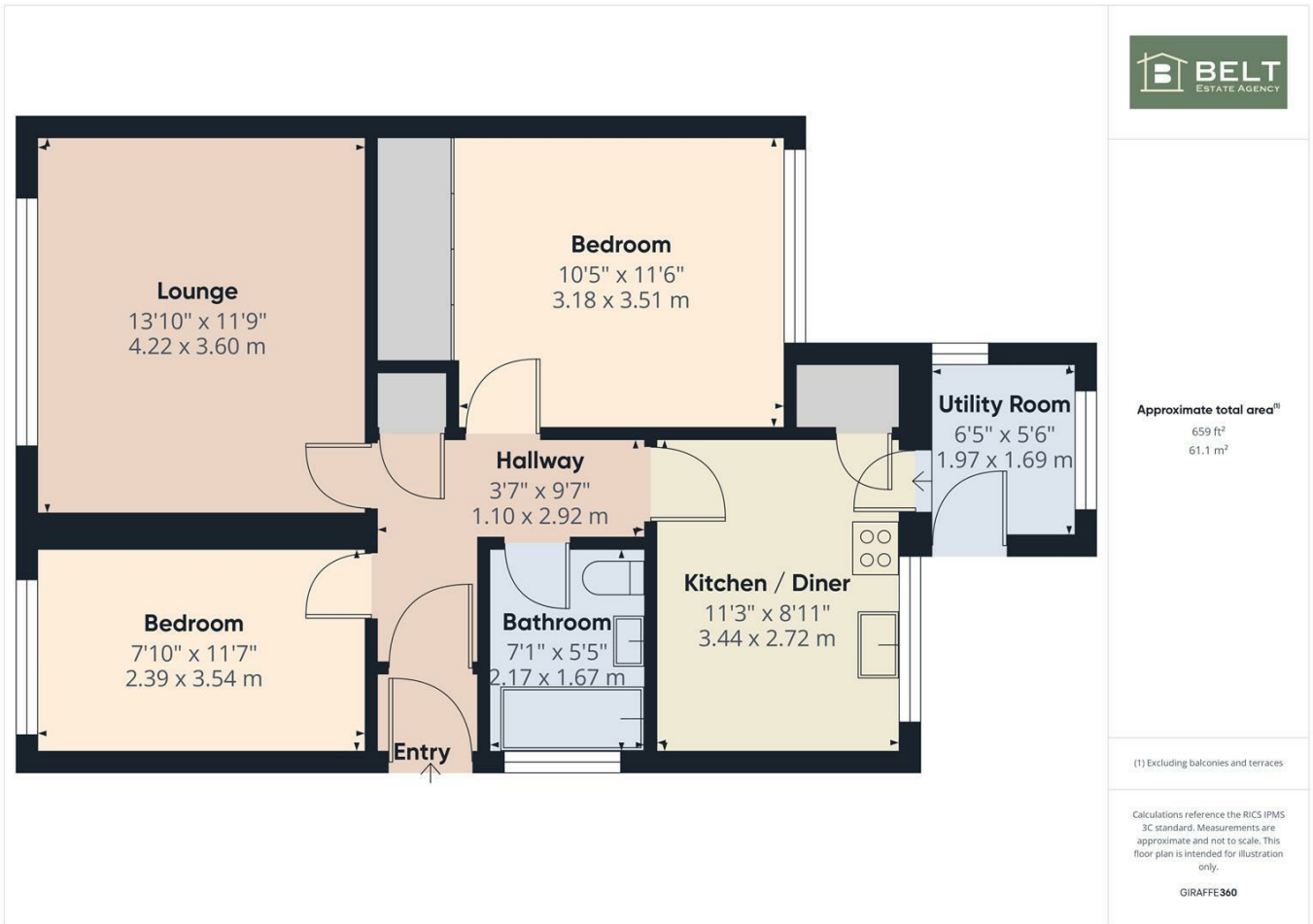
Road Map

Hybrid Map

Terrain Map



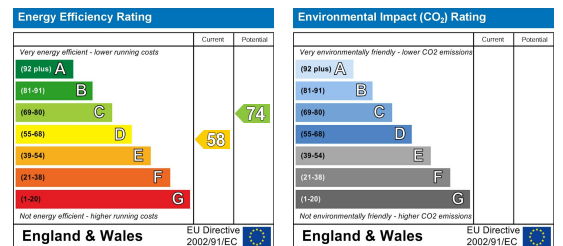
Floor Plan



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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