



1 Beech Drive, Bridlington, YO16 6TP

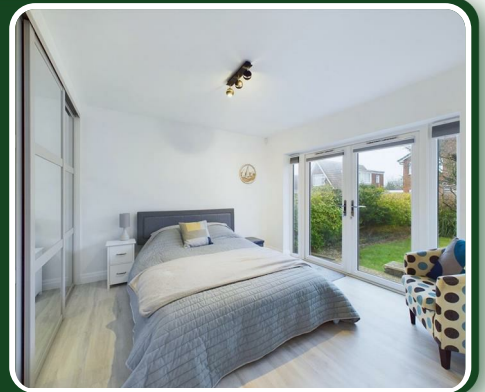
Price Guide £249,950



I Beech Drive

Bridlington, YO16 6TP

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Welcome to the desirable Beech Drive on the north side of Bridlington, a two bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle.

The property has recently renovated by the current owner, the property boasts a fresh and modern interior, making it ideal for individuals or couples looking to downsize.

Situated in a prime location close to amenities, including a local shopping centre with general stores and hairdressers, as well as a selection of restaurants and public houses. For those who enjoy the outdoors, the north beach, Sewerby village, and scenic cliff top walks are all within easy reach, offering a perfect blend of leisure and relaxation.

With no ongoing chain, this bungalow is ready for its new owners to move in and start enjoying all that this lovely area has to offer. This property is a must-see, don't miss the chance to make this delightful bungalow your new home.

Entrance:

Composite door into inner porch. Door into inner hall, two built in storage cupboards and central heating radiator.

Lounge/diner:

20'2" x 13'11" (6.16m x 4.25m)

A spacious front facing room, modern electric wall mounted fire, three upvc double glazed windows with shutter blinds and two central heating radiators.

Kitchen:

11'5" x 7'10" (3.48m x 2.40m)

Fitted with a range of modern base and wall units, under cupboard lighting, stainless steel sink unit, electric oven and hob. Plumbing for washing machine, integrated fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

Bedroom:

11'5" x 10'7" (3.48m x 3.23m)

A rear facing double room, modern built in sliding wardrobes, central heating radiator and upvc double glazed french doors onto the garden.

Bedroom:

10'9" x 9'0" (3.30m x 2.75m)

A rear facing double room, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bathroom:

7'4" x 5'4" (2.26m x 1.64m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall tiled, shower panelling, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a low maintenance paved

and pebbled garden. To the side elevation is a private paved driveway leading to the garage.

Garden:

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

Garage:

Up and over door, power and lighting.

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

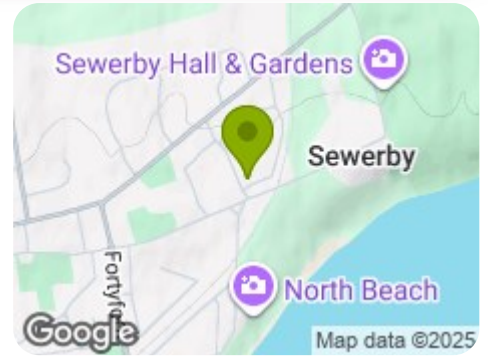
for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection 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.



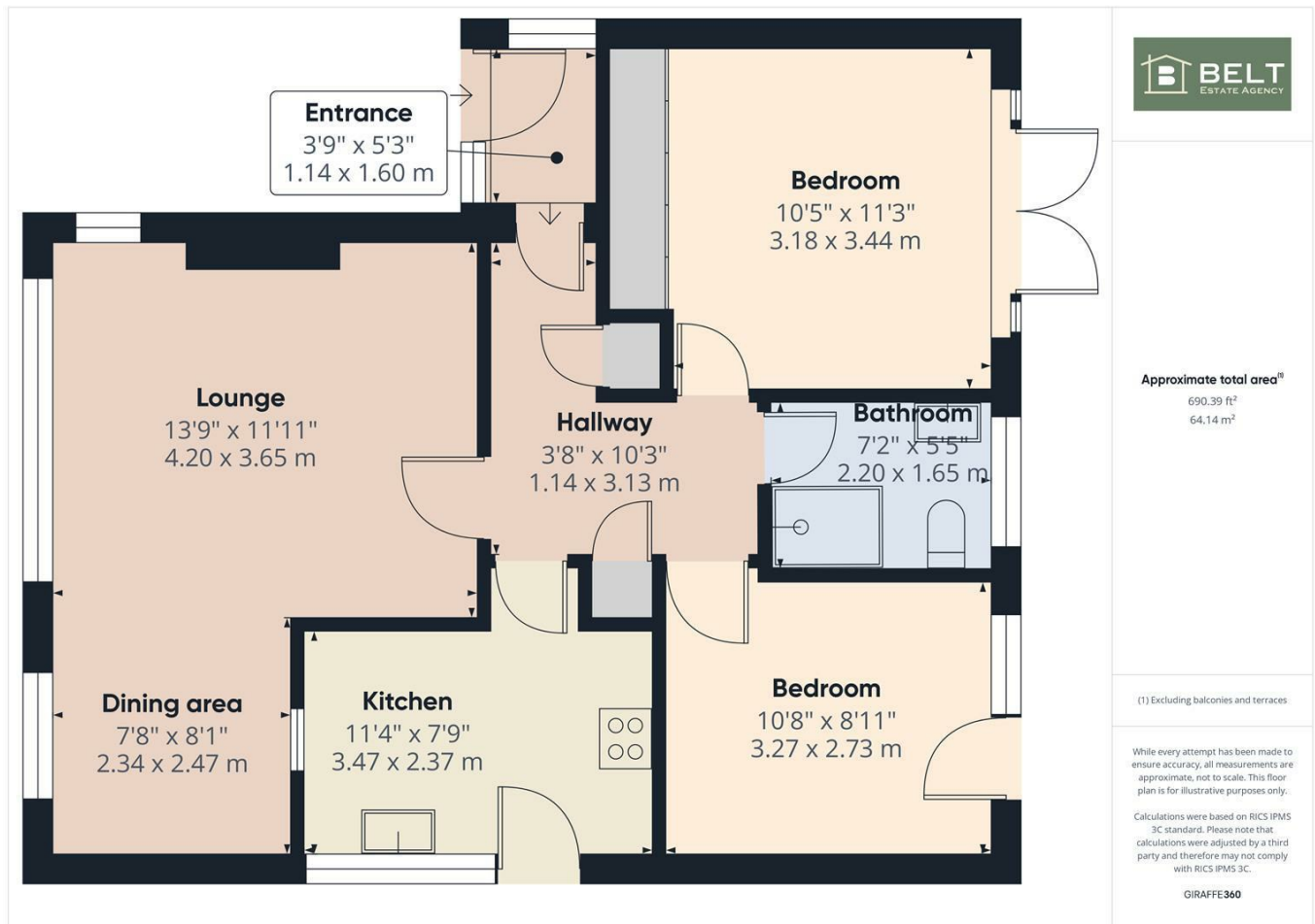
Road Map

Hybrid Map

Terrain Map



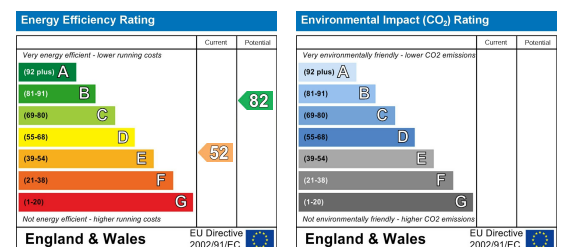
Floor Plan



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



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