



**BELT**  
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**27 Sandringham Close, Bridlington, YO16 7EQ**

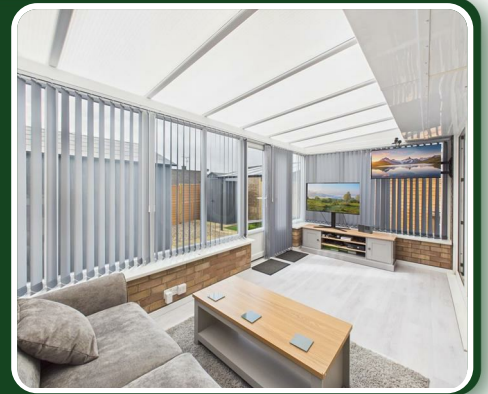
**Price Guide £170,000**



# 27 Sandringham Close

Bridlington, YO16 7EQ

**Price Guide £170,000**



Welcome to Sandringham Close in the coastal town of Bridlington. This semi-detached bungalow offers a perfect blend of comfort and modern living.

The property features an inviting reception room, kitchen, large conservatory over looking the garden, two well-proportioned bedrooms, and a contemporary bathroom, making it an ideal choice for those looking to downsize without compromising on space.

Recently renovated by the current owner, this bungalow boasts a complete re-wire, along with a stylish new kitchen and bathroom that enhance its appeal. The interiors are light and airy, creating a welcoming atmosphere that is sure to impress.

Located just off Bempton Lane, residents will find themselves within easy reach of local amenities, including a nearby 'Londis' shop for all your daily needs. The proximity to bus service routes to travel to surrounding areas.

This bungalow is truly in move-in condition and is not to be missed.

## **Entrance:**

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

## **Kitchen:**

7'8" x 7'5" (2.34m x 2.28m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven and hob with stainless steel extractor over. Part wall tiled, upvc double

glazed window, space for fridge/freezer, plumbing for washing machine and dishwasher.

## **Lounge/diner:**

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

A spacious front facing room, electric fire in a modern surround, upvc double glazed window and central heating radiator.

## **Inner hall:**

Built in storage cupboard.

## **Bedroom:**

10'0" x 9'4" (3.05m x 2.86m)

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

## **Bedroom:**

9'10" x 8'3" (3.02m x 2.52m)

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

## **Upvc conservatory:**

15'3" x 7'4" (4.65m x 2.25m)

A spacious room over looking the garden, central heating radiator and upvc double glazed french doors.

## **Bathroom:**

6'4" x 5'6" (1.95m x 1.69m)

Comprises modern suite, shower cubicle with plumbed in rainfall shower, wc and wash hand basin with vanity unit.

Wall panelling, extractor, access to loft space, upvc double glazed window and chrome ladder radiator.

### Exterior:

To the front of the property is a open plan pebbled garden. To the side elevation is a private driveway with ample parking and access to the rear garden.

### Garden:

To the rear of the property is a private fenced garden, mainly paved and pebbled. Artificial lawn, gazebo, two composite sheds and a water point.

### Notes:

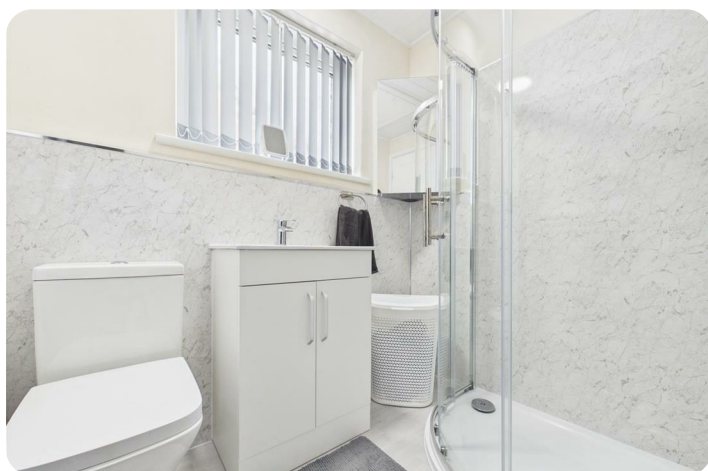
Council tax band: B

### 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



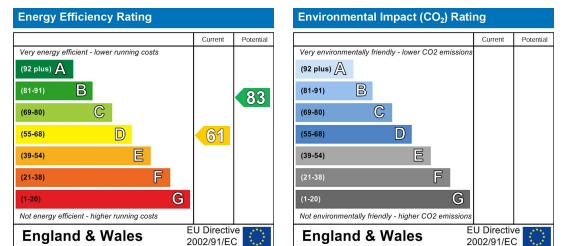
## Floor Plan



## 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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