BELT
ESTATE AGENCY

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1 Maple Road, Bridlington, YO16 6TE

Price Guide £299,950

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The Property Ombudsman

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1 Maple Road

Bridlington, YO16 6TE

Price Guide £299,950

Welcome to the desirable Sandsacre development in the coastal town of Bridlington. This detached house on Maple Road presents an exceptional opportunity for families seeking a spacious and versatile home.

Boasting two generous reception rooms plus a conservatory, offering ample space for both relaxation and entertaining. With four well-proportioned bedrooms, it is perfectly suited for family living.

While the house is in need of modernisation, it holds vast potential for those looking to put their personal touch on their new home. The individual character of the property sets it apart, making it a unique find in this sought-after area.

Located just a stone's throw away from the Sandsacre shopping centre, ensuring that daily amenities are easily accessible. The nearby Limekiln Lane leads you to the picturesque north beach, while Sewerby village and scenic cliff-top walks are also within close proximity. Families will appreciate the availability of local schools and bus service routes.

With its prime location and potential for modernisation, this is an opportunity not to be missed.

Entrance:

Door into inner porch, tiled floor. Door into inner hall, upvc double glazed window and central heating radiator.

Office:

8'0" x 5'4" (2.44m x 1.65m)

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

Wc:

5'5" x 3'3" (1.66m x 1.01m)

Wc, wash hand basin and central heating radiator.

Lounge:

16'8" x 11'8" (5.09m x 3.56m)

A spacious front facing room, gas fire in a surround, three upvc double glazed windows, upvc double glazed bay with door onto the side garden and two central heating radiators.

Dining Room:

10'9" x 9'9" (3.28m x 2.99m)

A rear facing room, central heating radiator and double doors onto the conservatory.

Upvc Conservatory:

11'6" x 7'2" (3.53m x 2.20m)

Over looking the garden, central heating radiator.

Kitchen:

16'9" x 8'10" (5.13m x 2.70m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, gas boiler, upvc double glazed window and central heating radiator.

Rear porch:

3'11" x 3'1" (1.20m x 0.94m)

Upvc double glazed door onto garden.

First floor:

Bedroom:

14'11" x 10'0" (4.55m x 3.05m)

A side facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

12'9" x 10'0" (3.90m x 3.05m)

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

Bedroom:

9'4" x 6'7" (2.85m x 2.01m)

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

Bedroom:

9'1" x 6'7" (2.77m x 2.01m)

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

Bathroom:

10'5" x 5'10" (3.19m x 1.78m)

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

Exterior:

To the front and side of the property is a walled pebbled garden with shrubs and bushes. A block paved driveway leading to garage.

Garden:

To the rear of the property is a private fenced garden. Paved patio leading to lawn, complemented by borders of established shrubs and bushes. A greenhouse and timber built shed.

Notes:

Council tax band: E

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.

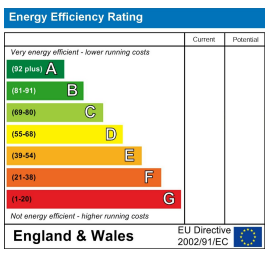
Road Map | Hybrid Map | Terrain Map

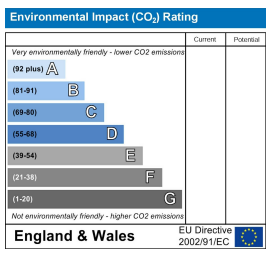
Floor Plan

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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