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76 Airedale Drive, Bridlington, YO16 6GL

Offers Over £250,000

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76 Airedale Drive

Bridlington, YO16 6GL

Offers Over £250,000

Welcome to the desirable area of Airedale Drive, Bridlington. This beautifully presented detached house is an ideal family home that must be viewed to appreciate all it has to offer.
The property features two reception rooms and a conservatory providing ample space for both relaxation and entertaining.
The three well-appointed bedrooms ensure comfort for the entire family, while the two modern bathrooms add convenience to daily living.
The property is situated just off Martongate, granting easy access to a variety of local amenities. Families will particularly appreciate the proximity to schools, a library, and a inn/restaurant, as well as a supermarket for everyday needs. Additionally, a convenient bus service route is nearby.
Do not miss the chance to make this house your home.

Entrance:

Composite door into inner hall, central heating radiator and understairs storage cupboard.

Wc:

5'8" x 3'1" (1.74m x 0.96m)
Wc, wash hand basin with vanity unit, upvc double glazed window and column radiator.

Lounge:

15'7" x 10'7" (4.75m x 3.25m)
A front facing room, gas fire with marble inset and wood surround. Upvc double glazed window, central heating radiator and archway into the dining room.

Dining room:

10'5" x 8'10" (3.18m x 2.70m)
A rear facing room, central heating radiator and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

8'9" x 8'3" (2.67m x 2.54m)
Over looking the garden.

Kitchen:

11'9" x 9'3" (3.60m x 2.82m)
Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Under cupboard lighting, part wall tiled, plumbing for washing machine, gas combi boiler, upvc double glazed window, central heating radiator and composite door to the side elevation.

First floor:

Upvc double glazed window.

Bedroom:

10'11" x 10'7" (3.33m x 3.24m)
A front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

En-suite:

8'10" x 3'3" (2.70m x 1.00m)
Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and vertical radiator.

Bedroom:

11'0" x 10'0" (3.36m x 3.07m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

12'1" x 7'2" (3.70m x 2.19m)
A good size rear facing single room, upvc double glazed window and central heating radiator.

Bathroom:

7'1" x 5'5" (2.17m x 1.67m)
Comprises a modern suite, bath with shower attachment, wc and

wash hand basin. Full wall tiled, built in storage cupboard with chrome ladder radiator, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a garden area with lawn and border of hedges.
To the side elevation is a private ash felt driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private enclosed garden. Mainly paved with well stocked raised borders of shrubs and bushes. A timber built shed.

Garage:

15'11" x 8'7" (4.86m x 2.63m)
Power, lighting and steel security door onto the garden.

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.

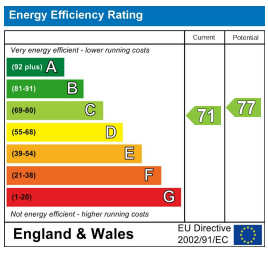
Road Map | Hybrid Map | Terrain Map

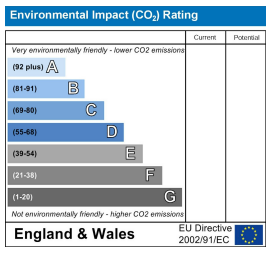
Floor Plan

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





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