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8 Trentham Close, Bridlington, YO16 6EB

Price Guide £199,950



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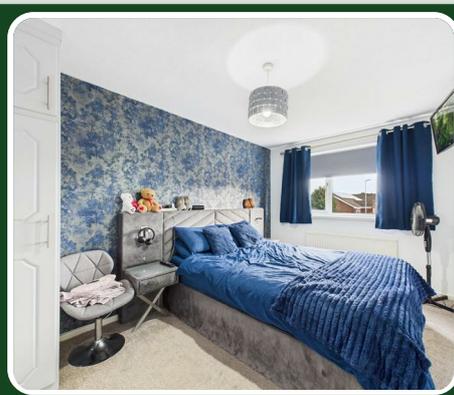
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8 Trentham Close

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Welcome to Trentham Close in the coastal town of Bridlington. This three-bedroom semi-detached house presents an excellent opportunity for first-time buyers.

Set on a generous corner plot, the property boasts ample outdoor space, perfect for families or those who enjoy gardening.

Inside, the home features a kitchen/diner, two inviting reception rooms, providing versatile spaces for relaxation and entertainment. The three bedrooms offer comfortable living, while the bathroom is conveniently located.

The property is ideally situated just off Bempton Lane, placing it within easy reach of local shops, schools, and bus routes.

Don't miss the chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

15'0" x 9'9" (4.58m x 2.99m)

A front facing double room, upvc double glazed window, central heating radiator and double doors into the kitchen/diner.

Kitchen/diner:

14'7" x 10'8" (4.46m x 3.26m)

Fitted with a range of modern base and wall units, stainless steel sink unit, stainless steel extractor, integrated fridge and freezer. Understairs storage cupboard, plumbing for dishwasher, upvc double glazed window, two central heating radiators, upvc double glazed door to the side elevation and double doors into the sun room.

Sun room:

12'5" x 10'5" (3.81m x 3.20m)

A rear facing room, plumbing for washing machine, central heating radiator and door onto the rear garden.

First floor:

Upvc double glazed window, built in storage cupboard housing gas boiler and hot water store.

Bedroom:

14'6" x 8'9" (4.42m x 2.68m)

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

Bedroom:

11'3" x 8'7" (3.45m x 2.63m)

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

Bedroom:

7'4" x 5'10" (2.26m x 1.80m)

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

Bathroom:

6'5" x 5'10" (1.98m x 1.79m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is an open plan garden with lawn.

Garden:

To the rear and side of the property is a fenced and enclosed low maintenance garden. Lawn and mainly pebbled areas. There is also access to the rear through a gate which leads to a detached brick built garage and two parking spaces.

Garage:

A brick built garage, up and over door, power and lighting.

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:

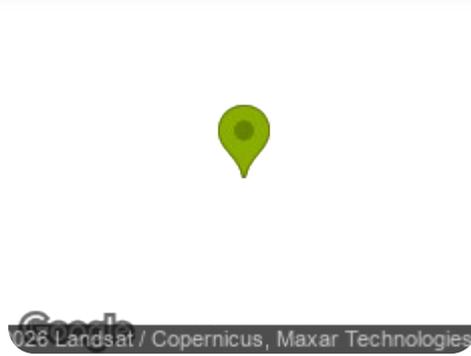
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



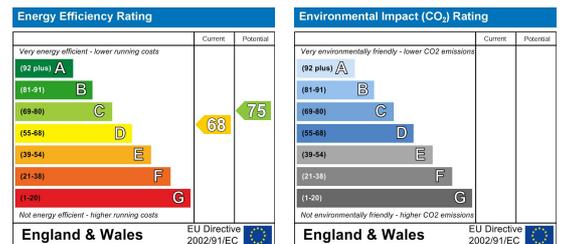
Floor Plan



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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