



**BELT**  
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**20 Partridge Close, Bridlington, YO15 3LQ**

**Price Guide £249,950**



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# 20 Partridge Close

Bridlington, YO15 3LQ

## Price Guide £249,950



Welcome to the desirable Partridge Close, this detached house presents an excellent opportunity for those seeking a comfortable family home in Bridlington.

The house is well presented throughout, ensuring a warm and welcoming atmosphere from the moment you step inside.

The interior boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. With well-proportioned bedrooms and two bathrooms, this property is designed to cater to the needs of contemporary living.

One of the standout features of this property is the beautifully established rear garden, offering an outdoor space for gardening enthusiasts or those simply wishing to unwind in a serene environment. The garden is a perfect backdrop for family gatherings or quiet evenings spent enjoying the fresh air.

The prime southside location enhances the appeal of this home, providing a peaceful residential setting while remaining conveniently close to local amenities and the stunning coastline that Bridlington is renowned for.

This property is an ideal choice for families or anyone looking to enjoy the best of coastal living in a well-appointed home. Don't miss the chance to make this house your new home.

### Entrance:

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

### Wc:

4'11" x 3'7" (1.50m x 1.11m)

Wc, wash hand basin with vanity unit, part wall tiled, upvc double glazed window and central heating radiator.

### Lounge:

13'3" x 10'2" (4.06m x 3.11m)

A front facing room, gas fire with a marble surround, upvc double glazed window, understairs storage cupboard and two central heating radiators.

### Dining room:

9'1" x 7'8" (2.77m x 2.34m)

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

### Kitchen:

11'7" x 9'0" (3.55m x 2.75m)

Fitted with a range of base and wall units, stainless steel one and half sink unit, electric oven, gas hob with extractor over. Part wall tiled, space for a fridge/freezer, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

### First floor:

Upvc double glazed window, central heating radiator and two built in storage cupboards, one housing gas combi boiler.

### Bedroom:

12'7" x 9'4" (3.86m x 2.85m)

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

### En-suite:

7'7" x 4'5" (2.32m x 1.36m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

### Bedroom:

9'11" x 8'8" (3.04m x 2.65m)

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

### Bedroom:

9'1" x 7'3" (2.77m x 2.22m)

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

### **Bathroom:**

6'9" x 6'0" (2.07m x 1.84m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

### **Exterior:**

To the front of the property is a small garden area with lawn and blocked paved driveway with ample parking leading to the garage.

### **Garden:**

To the rear of the property is a beautiful established garden. Paved patio to lawn with well stocked borders of shrubs and bushes. A greenhouse and timber built shed.

### **Garage:**

16'10" x 7'2" (5.14m x 2.19m)

Up and over door, power and lighting.

### **Notes:**

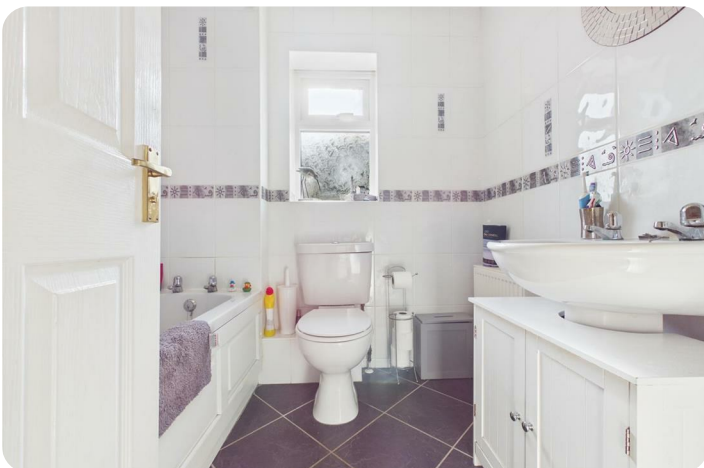
Council tax band D

### **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



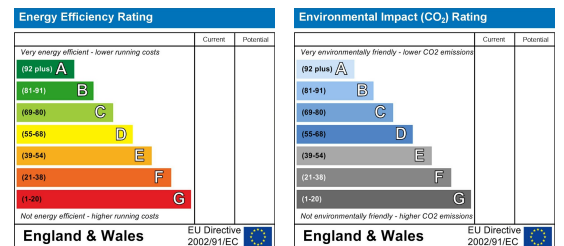
## Floor Plan



## 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



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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