BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk

Seadrift Cottage, 1 Edgecliffe Villas, Bridlington, YO15 2JL

Offers Over £199,950

2 | 1 | 1 | D

The Property Ombudsman
naea | propertymark PROTECTED

Seadrift Cottage, 1 Edgecliffe Villas

Bridlington, YO15 2JL

Offers Over £199,950

Welcome to Edgecliffe Villas in the coastal town of Bridlington. This link-detached cottage presents an excellent opportunity for those seeking a comfortable and convenient lifestyle.

With two well-proportioned bedrooms and a welcoming reception room, this property is ideal for a couple, a small family, or even as a second home.

The current owners have lovingly renovated the cottage, ensuring it is both modern and inviting. The thoughtful updates enhance the property's appeal, making it a perfect retreat for relaxation or entertaining guests.

One of the standout features of this home is its location. Residents will enjoy easy access to the beautiful north beach, where leisurely strolls along the sea front promenade. Additionally, a variety of local shops are just a stone's throw away, providing all the essentials for daily living. For those who enjoy recreational activities, the nearby leisure centre offers a range of facilities.

This property truly must be viewed to appreciate all that it has to offer. With its blend of comfort, style, and an enviable location, it is a wonderful opportunity not to be missed. Whether you are looking for a new home or a holiday retreat, this cottage in Bridlington is sure to impress.

Entrance:

Upvc double glazed door into a spacious reception hall, tiled floor. two upvc doble glazed windows and central heating radiator.

Lounge:

14'8" x 13'1" (4.48m x 4.00m)

A rear facing room, feature brick fireplace with oak beam, central heating radiator and upvc double glazed French doors onto the garden.

Kitchen:

18'10" x 6'7" (5.76m x 2.01m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, extractor, plumbing for washing machine, part wall tiled and floor tiled. Understairs storage cupboard, upvc double glazed window, central heating radiator and door onto the garden.

First floor:

Central heating radiator and deep built in storage cupboard.

Bedroom:

13'7" x 13'5" (4.15m x 4.11m)

A spacious rear facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

13'0" x 9'5" (3.97m x 2.88m)

A spacious front facing double room, three upvc double glazed windows and central heating radiator.

Bathroom:

9'4" x 6'9" (2.87m x 2.08m)

Comprises a modern suite, free standing roll top bath, shower cubicle with electric shower, wash hand basin with vanity unit. Part wall tiled, gas combi boiler, deep built in storage cupboard, upvc double glazed window and chrome ladder radiator.

Wc:

5'10" x 5'7" (1.80m x 1.72m)

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

Garden:

To the rear pf the property is a low maintenance garden. decked patio, paved, raised boarders of shrubs and bushes,

Notes:

Council tax band B

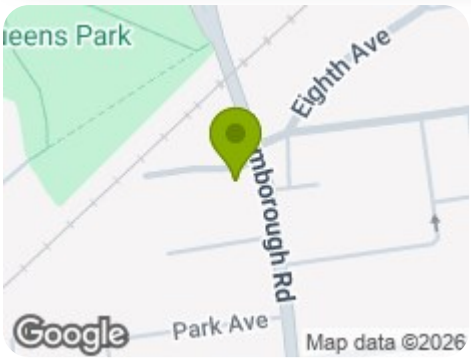
Purchase procedure

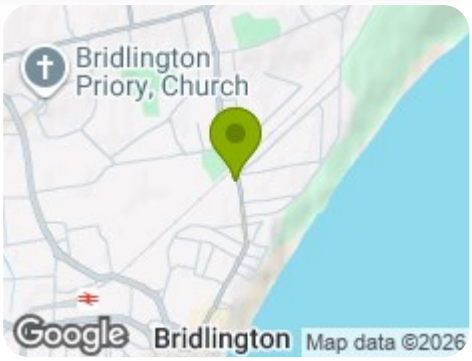
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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



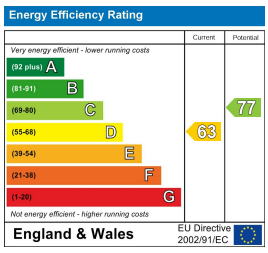


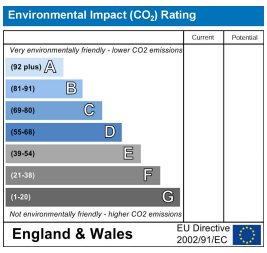
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.