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16 Saltmer Rise, Bridlington, YO16 6AW

Price Guide £229,950

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The Property Ombudsman

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Welcome to the desirable Ward Hills development, this semi-detached bungalow on Saltmer Rise, Bridlington, presents an exceptional opportunity for those seeking a modern and comfortable living space.
Built in 2024, this new build property is perfectly designed for those looking to downsize without compromising on quality or style.
The bungalow features two well-proportioned bedrooms and a contemporary bathroom, ensuring ample space for relaxation and privacy. The heart of the home is the open-plan kitchen, dining, and living area, which boasts french doors that overlook the garden and offer views of the surrounding countryside. This inviting space is perfect for entertaining guests or enjoying quiet evenings at home.
Additionally, the property includes a summer house or studio, providing a versatile area that can be used for hobbies, work, or simply as a peaceful retreat.
Situated just off Scarborough Road, residents will enjoy easy access to local shops and the historic charm of Bridlington's old town. The Ward Hills development, crafted by the reputable Peter Ward Homes, is renowned for its high-quality residences, making this bungalow an ideal choice for those seeking a blend of modern living and community spirit.

Entrance:

A composite entrance door opens into a welcoming inner hallway, featuring a central heating radiator and a useful built in storage cupboard, providing convenient additional storage.

Open plan kitchen/dining/living:

18'1" x 14'7" (5.53m x 4.45m)
Kitchen
The kitchen is fitted with a stylish range of modern wall and base units, complemented by a central island providing additional workspace. Further features include a one and a half bowl sink unit, electric oven, gas hob with extractor hood above, under cupboard lighting and integrated fridge, freezer and dishwasher. A upvc double-glazed window provides natural light.

Dining/Living Area
The dining/living area benefits from a central heating radiator and upvc double-glazed french doors which open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces.

Utility:

6'0" x 4'0" (1.84m x 1.24m)
Plumbing for washing machine, space for a tumble dryer, extractor and central heating radiator.

Bedroom:

10'3" x 8'5" (3.13m x 2.58m)
A front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

9'1" x 8'2" (2.78m x 2.49m)
A front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

6'6" x 5'4" (2.00m x 1.65m)
Fitted with a modern contemporary suite comprising a shower cubicle with plumbed in shower, wc and wash hand

basin. Further features include part tiled walls, shaver socket, extractor fan, upvc double-glazed window and ladder-style heated towel radiator.

Exterior:

To the front of the property is an attractive open plan garden, laid to lawn with borders of shrubs and bushes. To the side elevation, a private block paved driveway provides convenient off road parking.

Garden:

To the rear of the property is a beautifully landscaped, low maintenance garden, predominantly paved and complemented by established borders of mature shrubs and bushes. The garden further benefits from a timber built storage shed and a separate timber summer house/studio, offering a versatile space ideal for a variety of uses.

Notes:

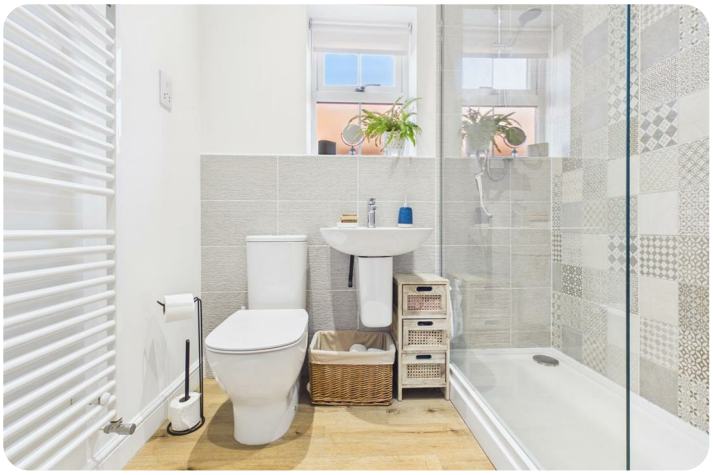
Purchase procedure

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.



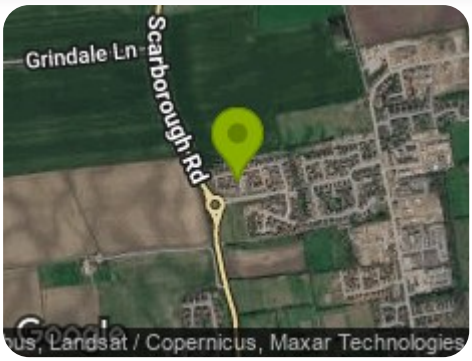






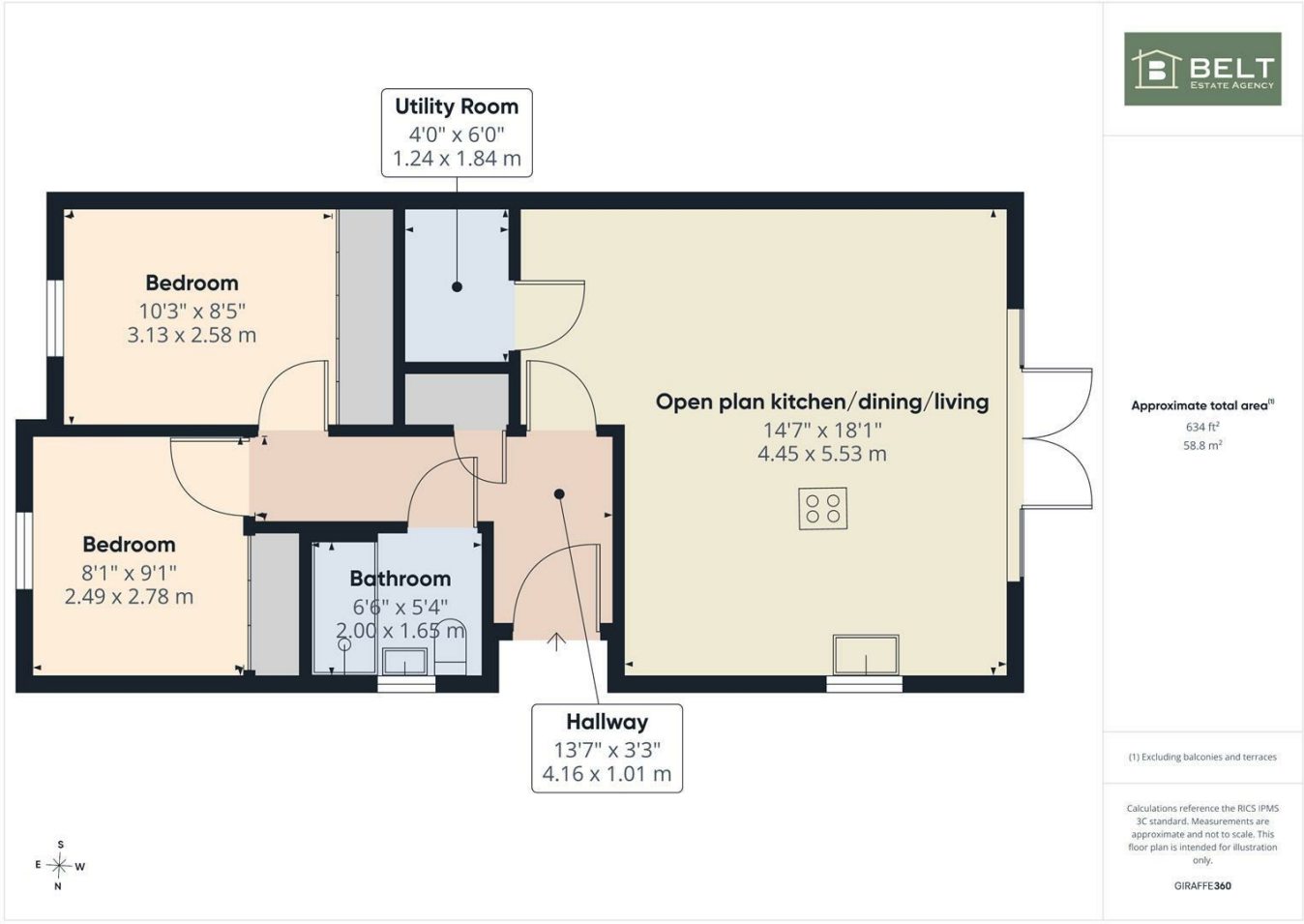
Road Map | Hybrid Map | Terrain Map







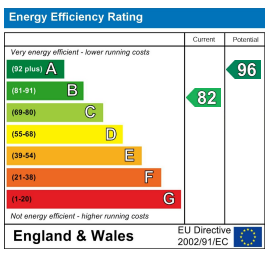
Floor Plan

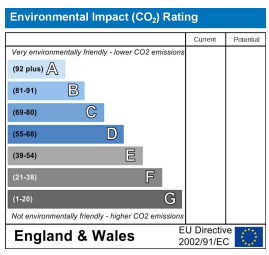


Viewing

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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