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# 8 Beech Drive, Bridlington, YO16 6TP

## Price Guide £320,000

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# 8 Beech Drive

Bridlington, YO16 6TP

## Price Guide £320,000

Welcome to a prime residential area on the north side of Bridlington. This detached bungalow on Beech Drive offers an opportunity for those seeking a comfortable and spacious home.

With two well-proportioned bedrooms, kitchen and a generous reception room, the property is deceptively spacious, providing ample room for relaxation and entertaining. The bungalow is set on a good-sized corner plot and features a double garage and ample parking.

Conveniently located, the bungalow is just a short distance from local shops, restaurant, and public houses, ensuring that all your daily needs are within easy reach. Additionally, the picturesque Sewerby village, the scenic cliff tops, and the stunning north beach are all nearby.

This property is a blank canvas, inviting you to put your own personal stamp on it. Don't miss the chance to make this bungalow your own.

### Entrance:

Upvc double glazed door into spacious inner hall, central heating radiator, built in storage cupboard and access to a boarded loft space by fitted drop down ladder with upvc double glazed window.

### Lounge/diner:

21'4" x 13'6" (6.51m x 4.12m)

An "L" shaped double aspect room, gas fire with marble inset and wood surround. Two timber framed double glazed aluminium windows, three heating radiators and double glazed patio doors onto the rear garden.

### Kitchen:

10'11" x 10'2" (3.35m x 3.11m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, built in storage cupboard housing gas combi boiler, plumbing for washing machine, space for fridge/freezer and timber framed double glazed aluminium window.

### Bedroom:

15'9" x 11'9" (4.81m x 3.59m)

A spacious front facing room, built in wardrobes, drawers and cupboards. Two timber framed double glazed aluminium windows and central heating radiator.

### Bedroom:

11'10" x 11'3" (3.61m x 3.45m)

A side facing double room, timber framed double glazed aluminium window. and central heating radiator.

### Bathroom:

8'4" x 5'2" (2.56m x 1.58m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, flooring laminate tiled effect, shaver socket, timber framed double glazed aluminium window and chrome ladder radiator.

### Rear hall:

Built in storage cupboard and upvc double glazed door onto the rear garden.

### Wc:

5'6" x 3'0" (1.70m x 0.93m)

Wc, wash hand basin, timber framed double glazed aluminium window and central heating radiator.

## Double garage:

17'10" x 10'5" (5.46m x 3.20m)

Two electric doors, power, lighting, upvc double glazed window and upvc double glazed courtesy door onto the garden. Sun room

## Exterior:

To the front and side of the property are gardens with lawn, pebbles and borders of shrubs and bushes.
To the side elevation is a private driveway with ample parking leading to the garage.
To the rear of the property is a private walled garden. Paved, borders of shrubs and bushes. Outbuilding for storage with power and lighting. Water point.

## Notes:

Council tax band D

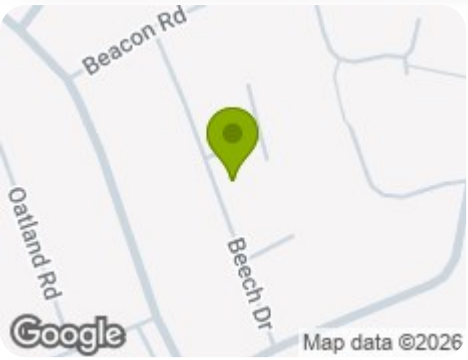
## Purchase procedure

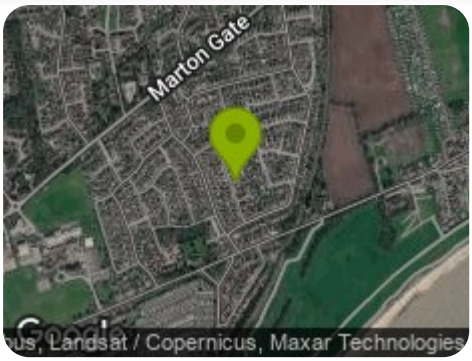
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## 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



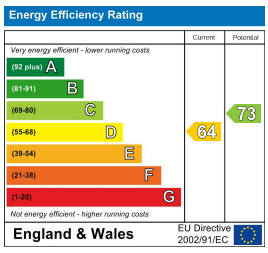



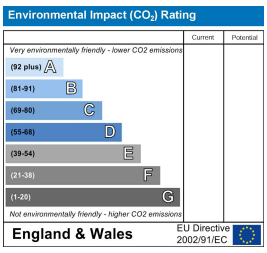
## Floor Plan

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