



**BELT**  
ESTATE AGENCY

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**12 Church Close, Bridlington, YO16 7BL**

**Price Guide £159,950**



# 12 Church Close

Bridlington, YO16 7BL

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Welcome to Church Close in the coastal town of Bridlington. This semi-detached bungalow presents an excellent opportunity for those looking to downsize without compromising on comfort.

The property boasts a spacious reception room, modern kitchen/diner, two well-proportioned bedrooms and a modern bathroom, making it an ideal choice for individuals or couples.

The bungalow has been thoughtfully updated with all new upvc double-glazed windows, ensuring warmth and energy efficiency, complemented by a new gas combi boiler, both of which come with a reassuring ten-year guarantee. The exterior features a newly block-paved driveway, providing ample parking a rare find in this area.

Situated conveniently near the historic Priory Church and the Old Town of Bridlington, residents will find themselves just a stone's throw away from a delightful array of shops, galleries, and eateries.

## **Entrance:**

Upvc double glazed side door leads into the kitchen/diner.

## **Kitchen/diner:**

**17'5" x 8'9" (5.31m x 2.69m)**

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, space for fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed French doors onto the rear garden. Access to boarded loft space by drop down ladder with window and new gas combi boiler fitted 2026.

## **Lounge:**

**13'9" x 9'9" (4.20m x 2.98m)**

A front facing room, electric fire in a modern surround, upvc double glazed window and central heating radiator.

## **Bedroom:**

**11'10" x 9'10" (3.61m x 3.00m)**

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

## **Bedroom:**

**8'9" x 8'3" (2.69m x 2.52m)**

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

## **Bathroom:**

**7'11" x 7'8" (2.43m x 2.35m)**

Comprises electric shower, wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and central heating radiator.

## **Exterior:**

To the front of the property is a small garden area and extensive block paved driveway leading to the garage.

## **Garden:**

To the rear of the property is a private garden. Mainly paved with borders of hedges, shrubs and bushes. Covered gazebo with patio.

**Garage:**

17'10" x 10'11" (5.44m x 3.34m)

Power and lighting and plumbing for washing machine.

**Notes:**

Council tax band: A

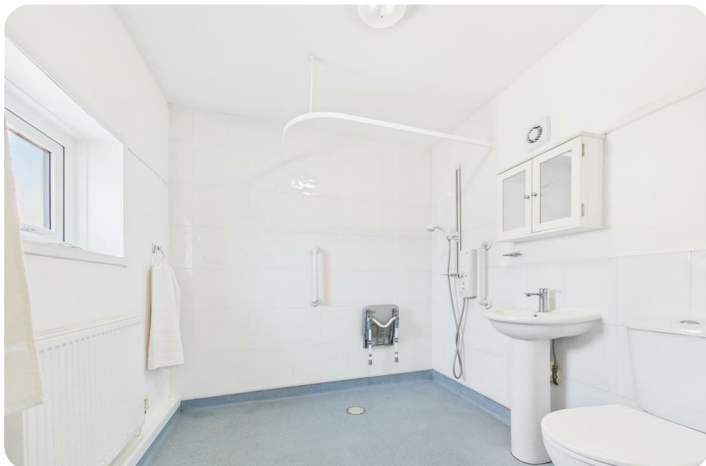
**Purchase Procedure:**

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.



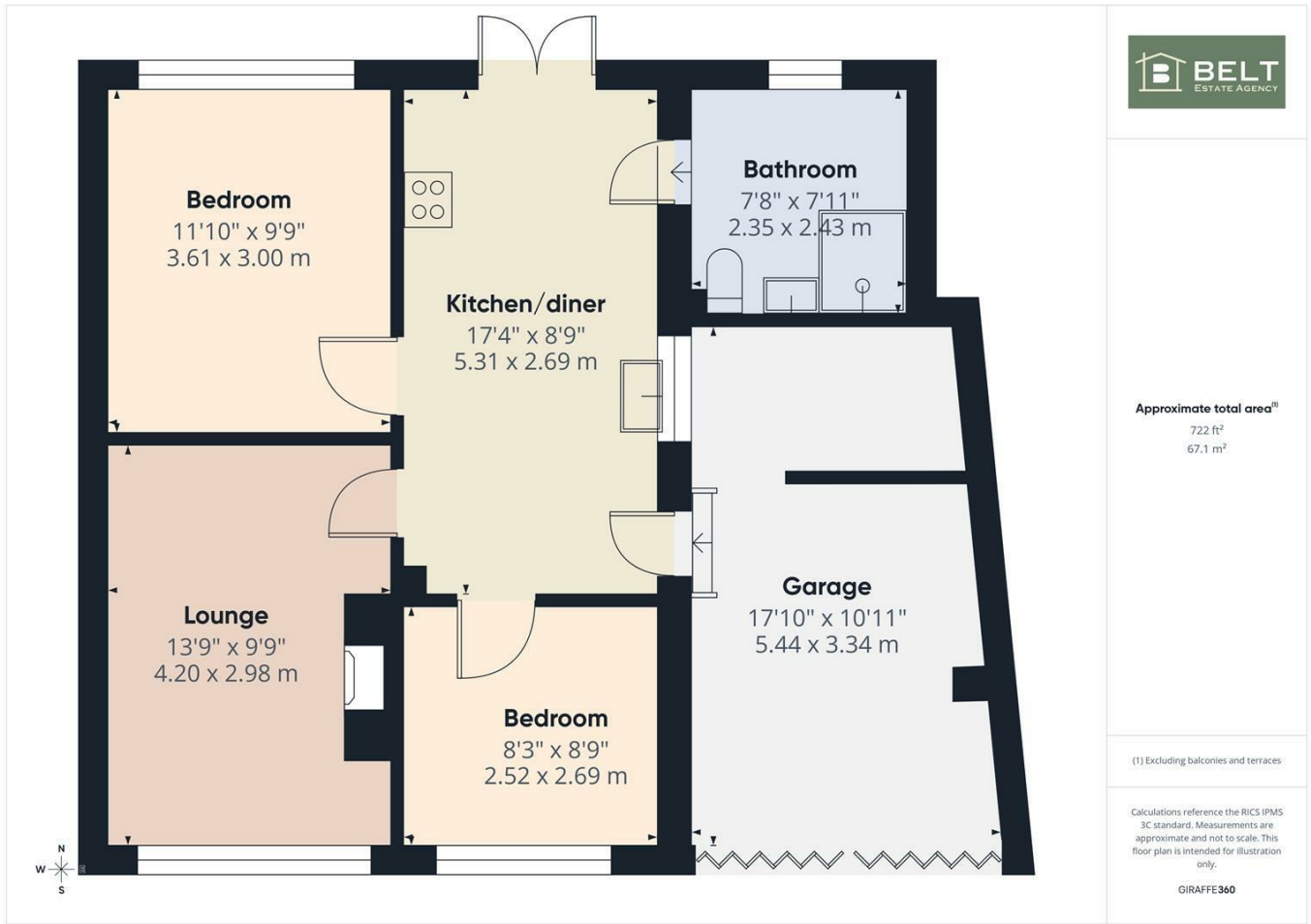
Road Map

Hybrid Map

Terrain Map



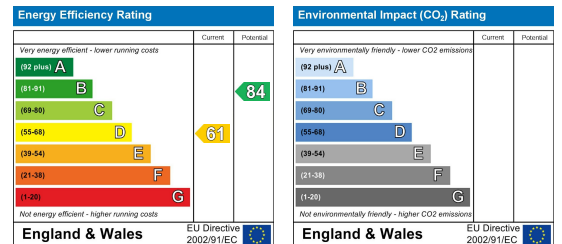
### Floor Plan



### 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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