



18 Towse Pasture, Bridlington, YO16 6AT

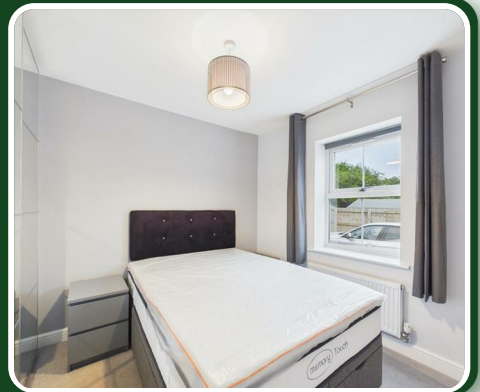
Price Guide £225,950



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Welcome to this semi-detached bungalow located in Towse Pasture, Bridlington.

This newly built property boasts a modern design, as you step inside, you will be greeted by a light and airy atmosphere, enhanced by the open plan living space that seamlessly combines the kitchen, dining, and living area. The french doors invite you to the rear garden, creating a connection between indoor and outdoor spaces, ideal for entertaining or simply enjoying the fresh coastal air.

One of the standout features of this home is the substantial 55 sq m block-paved driveway providing ample off-road parking and upgraded by the current vendor at an additional cost when purchased new, making it larger than any other driveway on the development. This is a rare find in residential properties, ensuring convenience for you and your guests.

Located within the exclusive Ward Hills development, this home is part of a thoughtfully designed community by Peter Ward Homes, located just off Scarborough Road with easy access to local shops and the historic charm of Bridlington's old town. The development is known for its high-quality homes.

Whether you are looking to downsize or seeking a retreat, this bungalow offers a unique opportunity to enjoy a contemporary lifestyle in a desirable location. Do not miss the chance to make this stunning property your new home.

Entrance:

Step through the door into the welcoming inner hall, beautifully finished with brand-new tiled flooring that flows throughout the space. A central heating radiator ensures year-round comfort, while a useful built-in storage cupboard discreetly houses the gas combi boiler, keeping the area neat and practical. Additional loft access provides valuable extra storage potential.

Open plan kitchen/dining/living:

18'0" x 14'7" (5.51m x 4.46m)

Beautifully appointed with a stylish range of brand-new contemporary base and wall units, this impressive kitchen is

centred around a striking island, creating the perfect space for both everyday living and entertaining. Features include a stainless steel one-and-a-half bowl sink unit, integrated electric oven, gas hob with sleek stainless steel extractor hood, under-cabinet lighting, and fully integrated fridge, freezer, and dishwasher. The attractive tiled flooring runs throughout, while a upvc double glazed window and central heating radiator ensure comfort year-round. Flooded with natural light, the room also benefits from upvc double glazed French doors that open directly onto the garden, seamlessly blending indoor and outdoor living.

Utility:

5'11" x 4'0" (1.81m x 1.24m)

Plumbing for washing machine, extractor and central heating radiator.

Bedroom:

10'5" x 8'6" (3.20m x 2.60m)

A bright and inviting front-facing double bedroom, beautifully finished with brand-new 80/20 wool carpets and premium-quality underlay for added comfort and warmth. The room benefits from sleek, modern built-in sliding wardrobes, offering excellent storage while maintaining a contemporary feel. Upvc double glazed window allows plenty of natural light to fill the space, while a central heating radiator ensures year-round comfort. An ideal blend of style, practicality, and comfort.

Bedroom:

9'1" x 8'4" (2.79m x 2.55m)

A spacious and inviting front-facing double bedroom, beautifully finished with brand-new 80/20 wool carpeting complemented by premium-quality underlay for added comfort and warmth. The room benefits from sleek, contemporary sliding-door fitted wardrobes, providing excellent storage while maintaining a clean, modern aesthetic. A upvc double glazed window allows for plenty of natural light, while a central heating radiator ensures a cosy and comfortable environment throughout the year.

Bathroom:

6'8" x 5'9" (2.05m x 1.77m)

Beautifully presented and finished to a high standard, this modern bathroom boasts brand-new non-slip flooring, a generous walk-in shower with a plumbed-in shower system, contemporary WC and wash hand basin, and stylish part-tiled walls. Natural light floods the room through the upvc double glazed window, while practical additions such as an extractor fan, shaver socket, and central heating radiator ensure both comfort and convenience.

Exterior:

To the front of the property is an attractive open-plan garden, landscaped with a variety of mature shrubs and bushes. A substantial 55 sq m block-paved driveway provides ample off-road parking and was upgraded by the current vendor at an additional cost when purchased new, making it larger than any other driveway on the development.

To the side of the property is a further block-paved driveway offering additional parking space, together with an external water supply and an electric vehicle charging point.

Garden:

To the rear of the property lies a generous, fully fenced private garden enjoying uninterrupted countryside views, offering a wonderful sense of peace and seclusion. A smart paved patio

leads out onto a well-kept lawn, creating an ideal space for relaxing or entertaining.

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



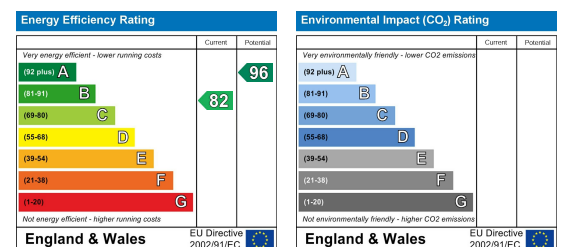
Floor Plan



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



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