



BELT
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17 Willow Drive, Bridlington, YO16 6UZ

Price Guide £199,950



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PROTECTED

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Welcome to the desirable Willow Drive on the north side of Bridlington.

A three bedroom semi detached house with significant improvements made to the property by the current owner.

The ground floor boasts an inviting open-plan layout, seamlessly connecting the lounge, dining room, and kitchen. This design enhances the flow of natural light perfect for entertaining guests or enjoying quiet family evenings. The first floor there are three bedrooms and a bathroom, making it an ideal home for families.

The location is particularly advantageous, with local shops, restaurant, and a public house just a short stroll away. For those who enjoy the outdoors, the picturesque Sewerby village, Sewerby Hall and Gardens. The stunning north beach are within easy reach, offering scenic cliff-top walks. This property must be viewed to appreciate all that it has to offer. With its prime location and thoughtfully designed living spaces, it presents an excellent opportunity. Don't miss your chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into outer porch, tiled floor. Upvc double glazed door into inner hall, understairs storage cupboard with plumbing for washing machine and central heating radiator.

Lounge/diner:

22'8" x 11'0" (6.91m x 3.37m)

A spacious double aspect room, inset log burning stove,

upvc double glazed window, two central heating radiators and upvc double glazed french doors onto the garden.

Kitchen:

9'3" x 7'7" (2.84m x 2.33m)

Fitted with a range of modern base and wall units, part solid wood worktops, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, space for fridge/freezer, plumbing for dishwasher, upvc double glazed window and upvc double glazed door onto the rear garden.

First floor:

Access to boarded loft space by drop down ladder with gas combi boiler fitted 2022.

Bedroom:

12'10" x 10'2" (3.93m x 3.10m)

A front facing double room, built in hanging space, upvc double glazed window and central heating radiator.

Bedroom:

10'2" x 9'1" (3.10m x 2.79m)

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

Bedroom:

9'8" x 6'3" (2.96m x 1.92m)

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

Bathroom:

6'4" x 5'2" (1.94m x 1.60m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with ample parking.

Garden:

To the rear of the property is a private south facing garden. Patio to lawn, borders of shrubs and bushes. A wildlife pond.

Garage:

Up and over door, power, lighting, side courtesy door, built in cupboards and worktops.

Notes:

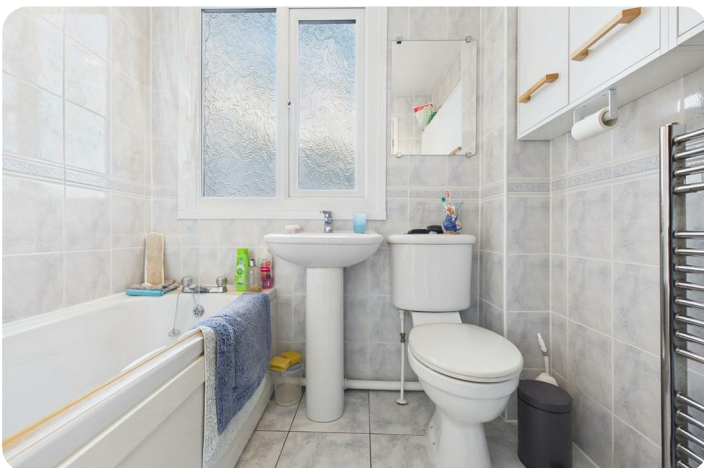
Council tax band: B

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



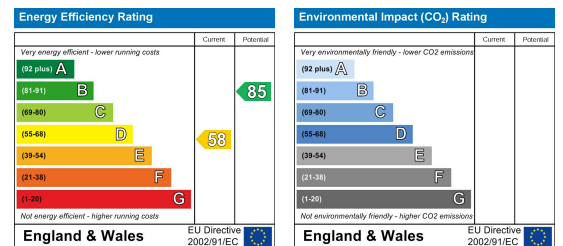
Floor Plan



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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