



## I Redcap Drive, Bridlington, YO16 6AL

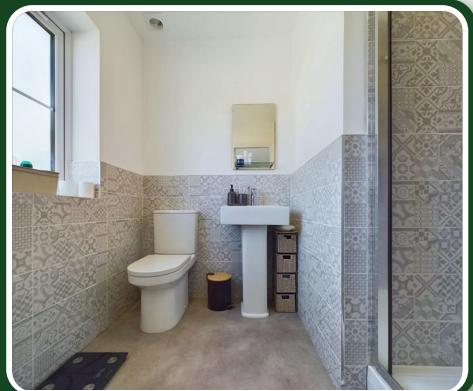
Price Guide £254,000



# I Redcap Drive

Bridlington, YO16 6AL

**Price Guide £254,000**



Welcome to Redcap Drive, Bridlington - a new development at the top of Pinfold Lane! This modern and spacious detached house boasts the largest plot in the area, offering ample space for you and your family to enjoy. Built in 2023, this property is still under warranty, giving you peace of mind knowing that you're investing in a quality home.

Located approximately half a mile away from Bridlington's Old Town with its array of shops, eateries, galleries and public houses.

The property comprises: Ground floor: wc, lounge and spacious kitchen/diner. First floor: three double bedrooms, one modern en-suite and modern bathroom. Exterior: private driveway with extensive parking, garage and good size rear garden. Upvc double glazing and gas central heating.

Don't miss out on this fantastic opportunity to own a beautiful home in a desirable location. Contact us today to arrange a viewing.

#### **Entrance:**

Door into inner hall, understairs storage cupboard and central heating radiator.

#### **Wc:**

5'8" x 2'10" (1.73m x 0.88m)

Wc, wash hand basin, extractor, upvc double glazed window and central heating radiator.

#### **Lounge:**

12'8" x 10'1" (3.88m x 3.09m)

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

#### **Kitchen/diner:**

16'10" x 12'8" (5.14m x 3.87m)

A spacious rear facing room overlooking the garden, fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Integrated dishwasher, plumbing for washing machine, central heating radiator and upvc double glazed patio doors onto the garden.

#### **First floor:**

Upvc double glazed window, central heating radiator and deep built in storage cupboard.

#### **Bedroom:**

11'2" x 10'1" (3.41m x 3.09m)

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

#### **En-suite:**

7'10" x 6'5" (2.41m x 1.98m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

#### **Bedroom:**

10'10" x 8'9" (3.31m x 2.69m)

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

#### **Bedroom:**

10'11" x 7'9" (3.33m x 2.37m)

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

## Bathroom:

6'3" x 5'6" (1.91m x 1.68m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, floor tiled, extractor, 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 block paved driveway with ample parking leading to the garage.

## Garden:

To the rear of the property is a private rear garden. Paved patio to lawn and a water point.

## Garage:

Up and over door. power and lighting.

## Notes:

Council tax band: D

## Purchase procedure

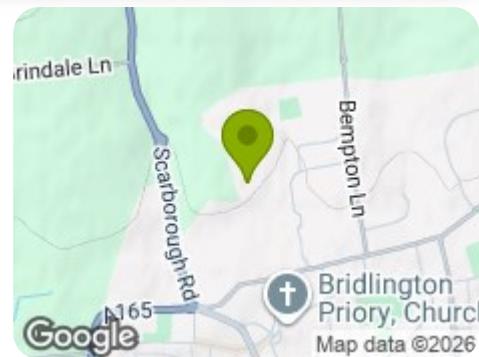
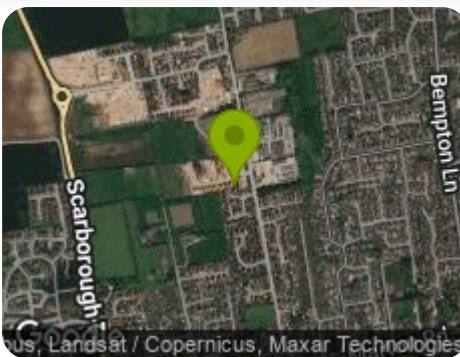
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## 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.





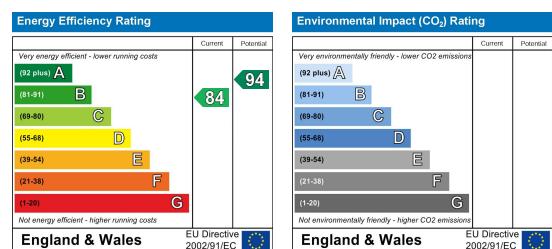
## Floor Plan



## 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.