BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk

31 Kit Brown Drive, Bridlington, YO16 6AS

Asking Price £200,000

3 | 1 | 1 | A

The Property Ombudsman
naea | propertymark PROTECTED

31 Kit Brown Drive

Bridlington, YO16 6AS

Asking Price £200,000

Welcome to this semi-detached house located on Kit Brown Drive in the coastal town of Bridlington.
This new build property is an excellent opportunity for first-time buyers and couples seeking a modern and comfortable home.
The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is designed to be both inviting and functional, perfect for entertaining guests or enjoying quiet evenings at home. The property also includes a stylish bathroom, designed with modern fixtures and finishes.
One of the standout features of this home is its commitment to sustainability, as it is equipped with solar panels, helping to reduce energy costs and environmental impact.
Situated just off Scarborough Road, residents will enjoy easy access to local shops and the historic charm of Bridlington's old town, making this location both practical and appealing. The development, crafted by the reputable Peter Ward Homes, is renowned for its high-quality homes and community spirit.
This home truly must be viewed to appreciate the quality and lifestyle it offers. Don't miss the opportunity to make this beautiful house your family's new home.

Entrance:

A composite entrance door opens into a welcoming inner hall, a central heating radiator.

Wc:

6'0" x 3'1" (1.83m x 0.94m)
Wc, wash hand basin, extractor, upvc double glazed window and a central heating radiator.

Kitchen:

11'10" x 6'11" (3.61m x 2.12m)
The kitchen is fitted with a stylish range of modern base and wall units, composite one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Further features include an integrated fridge/freezer and dishwasher, plumbing for a washing machine, under-counter lighting, a upvc double glazed window and a central heating radiator.

Lounge/diner:

15'0" x 13'9" (4.59m x 4.20m)
A spacious and inviting rear-facing room, featuring a fireplace with a modern electric fire, providing a focal point. Understairs storage cupboard, central heating radiator and upvc double glazed French doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

First floor:

9'4" x 6'4" (2.86m x 1.94m)

Bedroom:

13'6" x 9'2" (4.13m x 2.80m)
A spacious front-facing double room, offering excellent natural light through two upvc double glazed windows. Featuring a large built-in storage cupboard housing the gas combi boiler and a central heating radiator.

Bedroom:

10'8" x 6'10" (3.26m x 2.09m)
A rear facing single room, upvc double glazed window and central heating radiator.

Bedroom:

7'5" x 6'5" (2.28m x 1.97m)
A front facing single room, upvc double glazed window and central heating radiator.

Bathroom:

6'11" x 6'7" (2.12m x 2.01m)
Comprising a modern suite bath with plumbed shower over, wc and wash hand basin. Finished with part wall tiling, extractor fan, shaver socket, upvc double glazed window providing natural light and a heated towel radiator.

Exterior:

To the front of the property is an open plan garden with shrubs and bushes. To the side elevation is wide block paved driveway with ample parking and car charging point.

Garden:

To the rear of the property is a private, south facing, fenced garden. Featuring a paved patio leading onto lawn, complemented by established borders of shrubs and bushes. A timber built shed provides useful additional storage.

Notes:

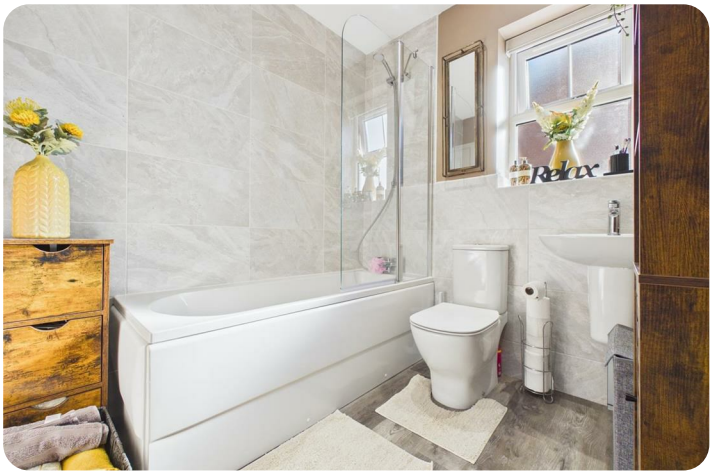
Council tax band: B
Fitted blinds through out included in the sale.

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.



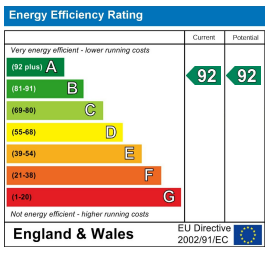
Road Map | Hybrid Map | Terrain Map

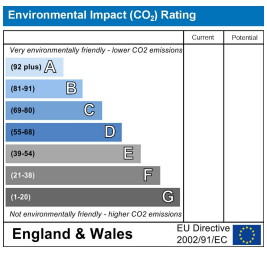
Floor Plan

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.