BELT
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7 Beaulieu Court, Bridlington, YO16 6GF

Offers Over £239,950

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The Property Ombudsman
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Bridlington, YO16 6GF

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Welcome to Beaulieu Court in Bridlington, this detached house offers a perfect blend of comfort and convenience.
Built in 2002, the property has been meticulously maintained throughout, ensuring a light and airy atmosphere that welcomes you from the moment you step inside.
The house boasts three well-proportioned bedrooms, providing ample space for family living or guests. With two modern bathrooms, morning routines will be a breeze, allowing everyone to start their day with ease. A spacious lounge, a dining room which flows into a lovely conservatory. This bright space overlooks a beautifully landscaped garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.
Conveniently situated near essential amenities, including The Co-op supermarket for your daily needs, the Friendly Foresters public house and both primary and secondary schools for families with children. Additionally, Bridlington North Library and local parks are just a stone's throw away.
This well-appointed detached house in Beaulieu Court is a wonderful opportunity for anyone seeking a comfortable and convenient lifestyle in Bridlington. With its spacious interiors, beautiful garden, and proximity to local facilities, it is sure to appeal to a wide range of buyers.

Entrance:

Door into inner hall, central heating radiator.

Wc:

5'7" x 3'2" (1.72m x 0.98m)
Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge:

16'6" x 12'0" (5.04m x 3.66m)
A spacious front facing room, electric fire with marble inset and wood surround. Upvc double glazed bow window, central heating radiator and staircase to the first floor.

Dining room:

9'3" x 7'6" (2.83m x 2.31m)
A rear facing room, central heating radiator and upvc double glazed french doors into the conservatory.

Kitchen:

9'3" x 7'8" (2.84m x 2.35m)
Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven, gas hob with extractor over. Part wall tiled, integrated dishwasher, gas boiler, plumbing for washing machine, space for fridge/freezer and upvc double glazed window.

Upvc conservatory:

9'1" x 7'10" (2.77m x 2.40m)
Over looking the garden, electric radiator.

First floor:

Upvc double glazed window, central heating radiator and built in storage cupboard housing hot water store.

Bedroom:

10'9" x 9'4" (3.28m x 2.86m)
A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

En-suite:

9'2" x 4'4" (2.80m x 1.34m)
Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

10'4" x 7'9" (3.15m x 2.38m)
A front facing double room, Built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

7'5" x 7'1" (2.27m x 2.17m)

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

Bathroom:

7'10" x 6'0" (2.39m x 1.83m)

Comprises bath, 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 open plan garden pebbled garden with shrubs.
To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a beautiful sunny garden. Paved patio to lawn and slate borders. A Green house and water point.

Garage:

A large garage with up and over door, power and lighting.

Notes:

Council tax band: D

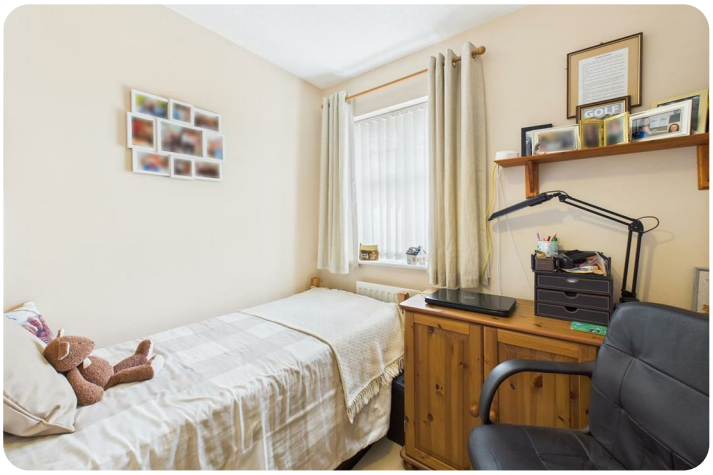
Purchase procedure

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.









Road Map | Hybrid Map | Terrain Map







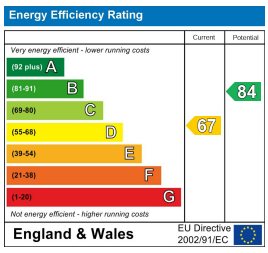
Floor Plan

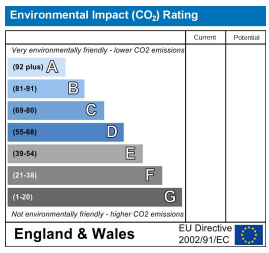


Viewing

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





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