BELT
ESTATE AGENCY

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



5 Parkfield Drive, Bridlington, YO16 4QR

Price Guide £165,000

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The Property Ombudsman

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5 Parkfield Drive

Bridlington, YO16 4QR

Price Guide £165,000





Welcome to Parkfield Drive in the coastal town of Bridlington. This well-presented two-bedroom semi-detached house is an ideal opportunity for first-time buyers.

The property boasts a spacious reception room and modern kitchen perfect for relaxing or entertaining guests. With two comfortable bedrooms, it provides ample space for a small family or individuals seeking a cosy home.

The house features a well-appointed bathroom and benefits from a private rear driveway, ensuring convenience for residents and visitors alike.

Situated just off Well Lane, this home is in close proximity to Bridlington's old town, where you can explore a variety of shops, restaurants, public houses, and galleries. The location is also advantageous for families, with local schools and bus routes nearby.

Don't miss your chance to make this charming house your new home.

Entrance:

Upvc double glazed door leads into the lounge.

Lounge:

13'11" x 13'3" (4.25m x 4.06m)

A spacious front facing room, electric fire with marble inset and wood surround. Two upvc double glazed windows, two central heating radiators and staircase to the first floor.

Kitchen/diner:

13'10" x 8'4" (4.22m x 2.56m)

Fitted with a range of modern base and wall units, breakfast bar, stainless steel one and a half sink unit and extractor. Part wall tiled, gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

First floor:

Built in storage cupboard.

Bedroom:

11'1" x 10'9" (3.38m x 3.28m)

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

Bedroom:

10'9" x 8'5" (3.30m x 2.59m)

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

Bathroom:

7'10" x 5'0" (2.40m x 1.54m)

Comprises a modern suite, bath with plumbed in rainfall shower over, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is an open plan pebbled garden and gated side access leading to the rear garden.

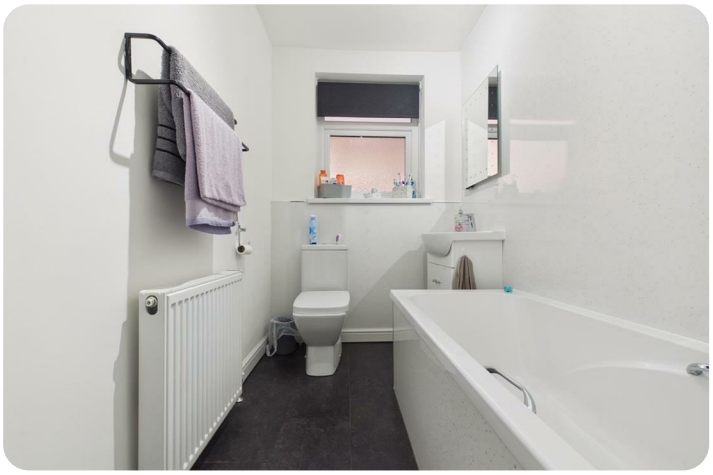
Garden:
To the rear of the property is a fenced garden, featuring a paved patio area to lawn. Elevated terraced seating area, providing an additional space for outdoor entertaining. Access to the rear driveway and garage.

Garage:
19'7" x 8'1" (5.99m x 2.47m)
Up and over door, power, lighting and side courtesy door.

Notes:
Council tax band: A

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.



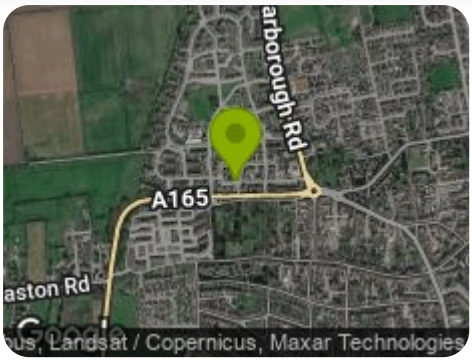






Road Map | Hybrid Map | Terrain Map







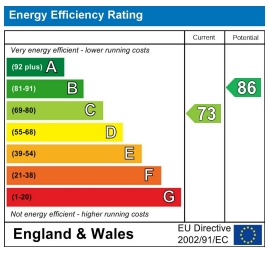
Floor Plan

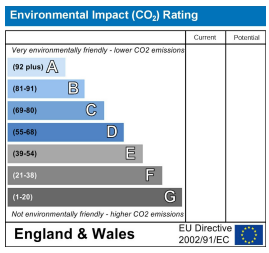


Viewing

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.