



**BELT**  
ESTATE AGENCY

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## 1. Ellerburn Drive, Bridlington, YO16 7QS

Price Guide £175,000



# I. Ellerburn Drive

Bridlington, YO16 7QS

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Welcome to this residential cul-de-sac off Scarborough Road. This well-presented two-bedroom semi-detached house on Ellerburn Drive is an excellent opportunity for first-time buyers or those seeking a comfortable retirement home.

The property boasts a spacious reception room, perfect for relaxing or entertaining guests, alongside two inviting bedrooms that offer a retreat.

The house has been much improved by the current owners in recent years, ensuring a modern and welcoming atmosphere throughout.

Situated conveniently close to Bridlington's old town, residents will enjoy easy access to a array of shops, eateries, public houses, and galleries, all within a short distance.

Don't miss the chance to make this lovely property your new home.

## **Entrance:**

Composite door into inner hall, understairs storage cupboard.

## **Lounge:**

14'7" x 13'0" (4.47m x 3.98m)

A spacious front facing room, modern electric fire, upvc double glazed bow window and two central heating radiators.

## **Kitchen/diner:**

12'10" x 8'7" (3.92m x 2.62m)

Fitted with a range of modern base and wall units,

stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, space for fridge/freezer, plumbing for dishwasher, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

## **First floor:**

Upvc double glazed window and access to a boarded loft space housing gas combi boiler.

## **Bedroom:**

12'11" x 9'0" (3.96m x 2.75m)

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

## **Bedroom:**

12'11" x 8'10" (3.96m x 2.71m)

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

## **Bathroom:**

9'10" x 5'1" (3.01m x 1.56m)

Comprises modern suite, bath with plumbed shower over, wc and wash hand basin. Built in storage cupboard, wall panelling, shaver socket, extractor and central heating radiator.

## **Exterior:**

To the front of the property is a block paved parking area with borders of shrubs and bushes. To the side elevation is a private block paved driveway with further parking leading to the garage.

### **Garden:**

To the rear of the property is a fenced enclosed garden. Paved patio to lawn.

### **Garage:**

Up and over door, power and lighting.

### **Notes:**

Council tax 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,

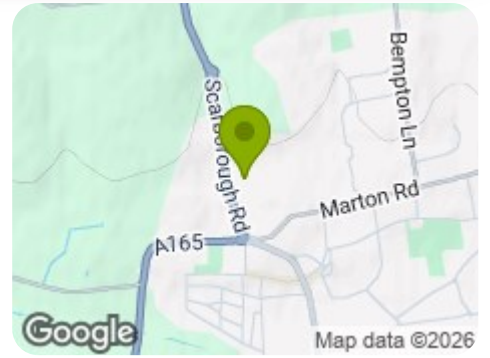
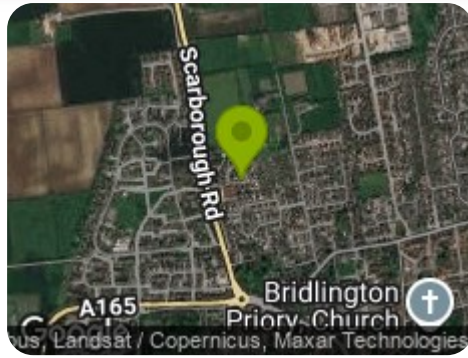
alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will 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



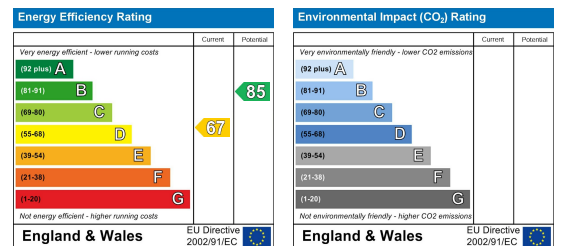
### Floor Plan



### 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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