



21 Beech Drive, Bridlington, YO16 6TP

Price Guide £250,000



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Welcome to Beech Drive in the coastal town of Bridlington. This two-bedroom detached bungalow offers a perfect blend of comfort and convenience.

The property features a spacious lounge/diner, sun room, kitchen, two comfortable bedrooms and a bathroom. Ideal for those seeking a peaceful retirement retreat and is well presented throughout, ensuring a warm and inviting atmosphere.

Conveniently located, the bungalow is just a short distance from local shops, restaurant, and public houses, ensuring that all your daily needs are within easy reach. Additionally, the picturesque Sewerby village, the scenic cliff tops, and the stunning north beach are all nearby. Don't miss the chance to make this lovely property your new home.

Entrance:

Upvc double glazed door into inner hall, built in storage cupboard housing gas combi boiler and access to boarded loft space by drop down ladder.

Lounge/diner:

20'4" x 10'9" (6.20m x 3.28m)

A spacious front facing room, electric fire in a modern surround, two upvc double glazed windows and two central heating radiators.

Kitchen:

10'4" x 9'4" (3.16m x 2.87m)

Fitted with a range of base and wall units, inset stainless steel sink unit, part wall tiled, plumbing for washing

machine, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

Bedroom:

12'10" x 10'5" (3.93m x 3.19m)

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

Bedroom:

9'5" x 9'2" (2.88m x 2.80m)

A rear facing double room, central heating radiator and upvc double glazed french doors into the sun room.

Sun room:

9'9" x 9'0" (2.98m x 2.75m)

Over looking the garden, two velux windows, upvc double glazed window and upvc double glazed french doors onto the garden.

Bathroom:

7'4" x 6'4" (2.25m x 1.94m)

Comprises electric shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a walled blocked paved garden area.

To the side elevation is a private block paved driveway with ample parking leading to the car port.

Garden:

To the rear of the property is low maintenance mainly blocked paved garden, decked patio, borders of shrubs and bushes. A timber built shed and green house.

Garage:

20'6" x 8'3" (6.27m x 2.52m)

Double opening doors, power, lighting and separate store room with upvc double glazed courtesy door onto the garden.

Notes:

Council tax band C

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



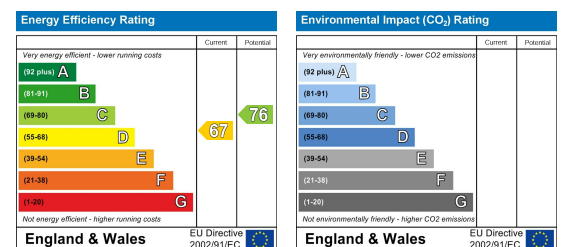
Floor Plan



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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