BELT
ESTATE AGENCY

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

26 Thixendale Road, Bridlington, YO16 6HR

Price Guide £250,000

3 2 1 C

The Property Ombudsman

naea | propertymark PROTECTED

26 Thixendale Road

Bridlington, YO16 6HR

Price Guide £250,000

Welcome to Thixendale Road in the coastal town of Bridlington. This detached bungalow is well presented throughout with a warm and inviting atmosphere that makes it feel like home from the moment you step inside.
The spacious reception room provides a lovely space for relaxation or entertaining guests. With three well-proportioned bedrooms and two bathrooms, ideal for those looking to downsize without compromising on space.
Conveniently situated near a local supermarket, library, and a restaurant/inn, making everyday errands easily accessible. Additionally, the nearby bus service routes offer further convenience.
Whether you are looking to retire or simply seeking a peaceful retreat, this bungalow on Thixendale Road is an opportunity not to be missed.

Entrance:

Door into inner hall, upvc double glazed window and central heating radiator.

Lounge/diner:

17'3" x 16'4" (5.28m x 4.99m)

A spacious front facing reception room, fireplace with marble inset and wood surround. Two upvc double glazed windows and two central heating radiators.

Kitchen:

12'6" x 7'4" (3.83m x 2.24m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, gas boiler, plumbing for washing machine, upvc double glazed window, central heating radiator and door to the side elevation.

Inner hall:

Central heating radiator.

Bedroom:

13'8" x 8'10" (4.17m x 2.70m)

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

En-suite:

6'5" x 4'6" (1.97m x 1.38m)

Comprises walk in shower with plumbed shower, wc and wash hand basin. Part wall tiled, built in storage cupboard, extractor fan and upvc double glazed window and central heating radiator.

Bedroom:

11'8" x 6'8" (3.56m x 2.05m)

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

Bedroom:

8'2" x 6'7" (2.50m x 2.03m)

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

Bathroom:

6'4" x 5'8" (1.95m x 1.75m)

Comprises bath, wc, wash hand basin, part wall tiled, extractor fan, shaver socket and central heating radiator.

Exterior:

To the front of the property is a open plan garden with

lawn and private driveway leading to the garage. Gated side access is available to both sides of the property, leading through to the rear garden.

Garden:
To the rear of the property is a private enclosed garden. Paved patio area leading to lawn, with well established borders of shrubs and bushes. The garden further benefits from two timber built sheds, providing useful outdoor storage.

Garage:
Up and over door.

Notes:
Council tax band: D

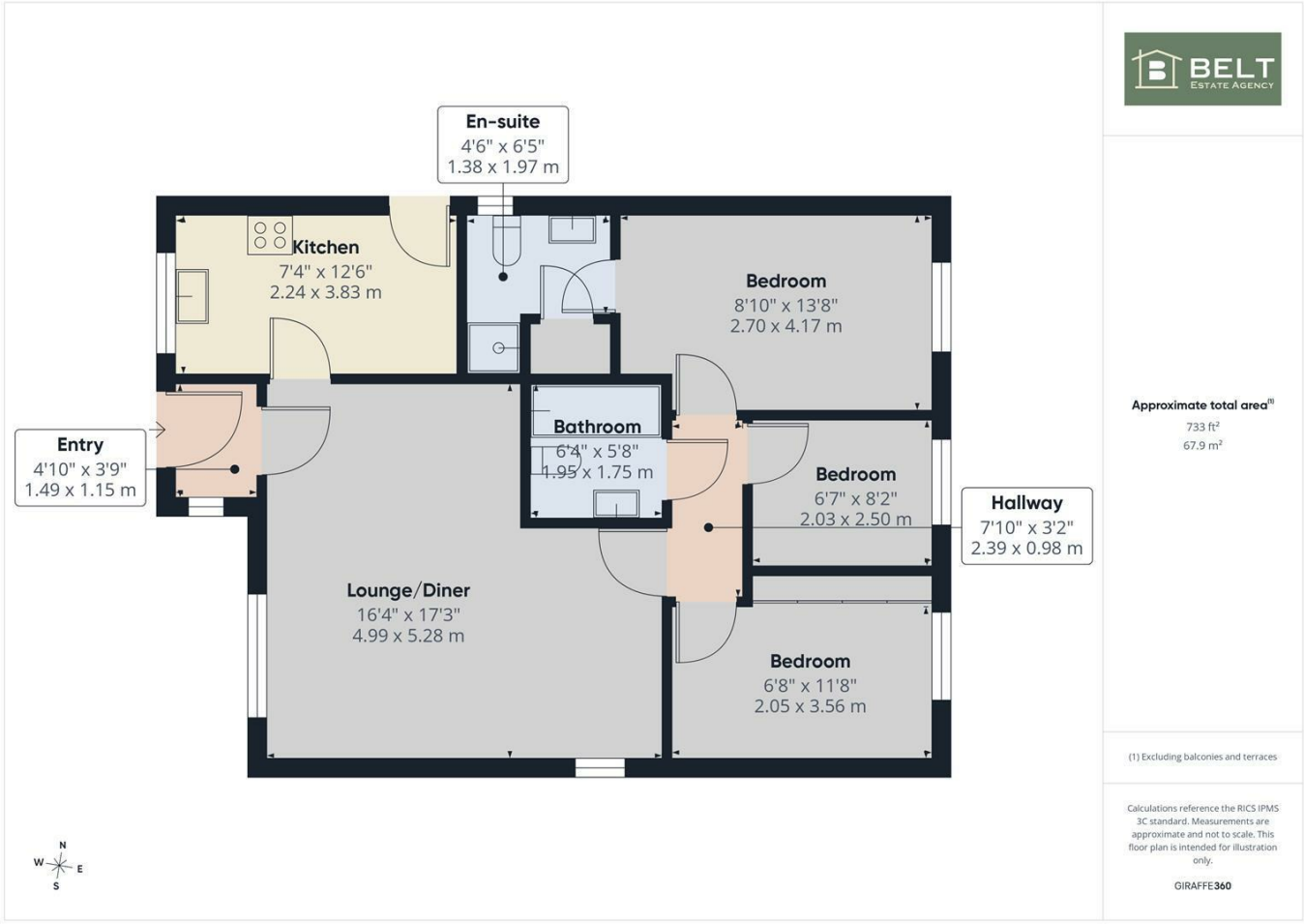
Purchase Procedure:
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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

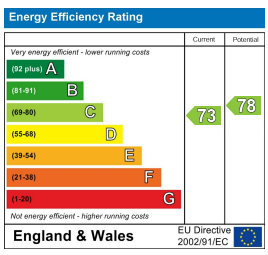
Floor Plan

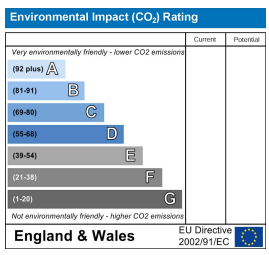


Viewing

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





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.