



BELT
ESTATE AGENCY

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35 Windermere Drive, Bridlington, YO16 6HJ

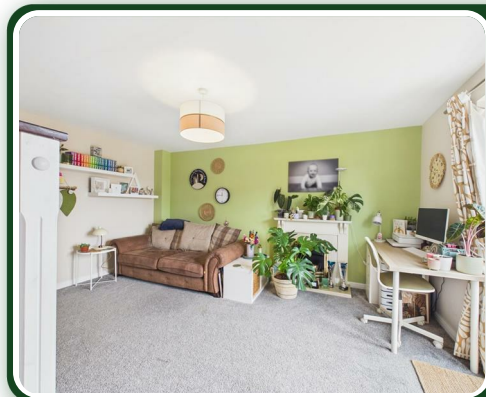
Price Guide £155,000



35 Windermere Drive

Bridlington, YO16 6HJ

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Welcome to this mid-terraced house located on Windermere Drive in the coastal town of Bridlington. Built in 2003, this modern property is an ideal choice for first-time buyers or those seeking a cosy retreat.

The house features a well-proportioned reception room and a modern kitchen, perfect for relaxing or entertaining guests. With two inviting bedrooms, there is ample space and the bathroom is conveniently located.

The location is particularly appealing, situated just off Bempton Lane, which offers easy access to picturesque country walks and bus service routes.

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

Entrance:

Door leads directly into the kitchen.

Kitchen:

9'8" x 7'11" (2.95m x 2.42m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, gas combi boiler, space for a fridge/freezer, upvc double glazed window and built in storage cupboard.

Wc:

5'6" x 2'9" (1.68m x 0.84m)

Wc, wash hand basin, extractor, upvc double glazed window and central heating radiator.

Lounge:

14'9" x 12'11" (4.52m x 3.96m)

A rear facing room, electric fire with a wood surround, central heating radiator, staircase to the first floor and upvc double glazed french doors onto the garden.

First floor:

Bedroom:

12'11" x 7'11" (3.95m x 2.43m)

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

Bedroom:

13'0" x 8'2" (3.97m x 2.51m)

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

Bathroom:

6'4" x 6'3" (1.95m x 1.93m)

Comprises bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled extractor, shaver socket and central heating radiator.

Exterior:

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

Garden:

To the rear of the property is a fenced garden, raised paved patio to lawn.

Gated access to a private car parking space.

Notes:

Council tax band B

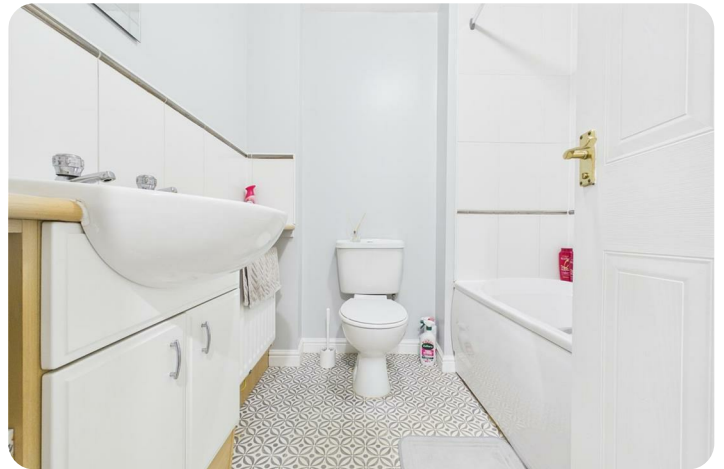
Purchase procedure

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

Ground Floor

- Kitchen: 9'8" x 7'11" (2.95 x 2.42 m)
- Lounge: 12'11" x 14'10" (3.96 x 4.52 m)
- WC: 2'9" x 5'6" (0.84 x 1.68 m)

Floor 1

- Bedroom: 12'11" x 7'11" (3.95 x 2.43 m)
- Bedroom: 13'0" x 8'2" (3.97 x 2.51 m)
- Bathroom: 6'3" x 6'4" (1.93 x 1.95 m)
- Landing: 2'11" x 6'4" (0.91 x 1.95 m)

Approximate total area⁽¹⁾

- 561 ft² / 52.1 m²

Reduced headroom

- 12 ft² / 1.1 m²

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(1) Excluding balconies and terraces

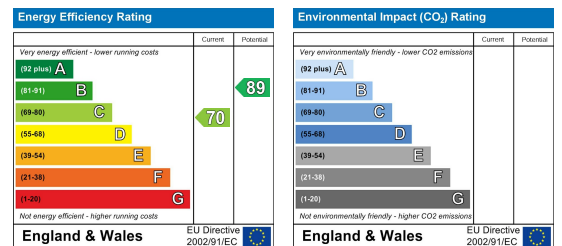
Reduced headroom: Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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