BELT
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12 Thixendale Road, Bridlington, YO16 6HR

Price Guide £154,500

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The Property Ombudsman

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Welcome to a cul-de-sac just off West Crayke. This mid-terrace house on Thixendale Road in Bridlington presents an excellent opportunity for first-time buyers or investors.

Built in 2006 circa, the property boasts a practical layout, featuring one inviting reception room, kitchen/diner, two comfortable bedrooms, and a well-appointed bathroom.

The home is conveniently located near essential amenities, including local schools, the Co-op supermarket for your daily needs, the Friendly Foresters public house and the Bridlington North Library. Various bus routes are within easy reach, ensuring that you are well-connected to the wider area.

There is no ongoing chain, allowing for a smooth and efficient purchase process.

Entrance:

Door into inner hall, central heating radiator.

Wc:

4'11" x 2'11" (1.50m x 0.91m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Lounge:

14'9" x 9'10" (4.50m x 3.02m)

A front facing room, electric fire in a modern surround, upvc double glazed window and central heating radiator.

Kitchen/diner:

13'0" x 8'7" (3.98m x 2.62m)

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 combi boiler, plumbing for washing machine, understairs storage cupboard, space for fridge/freezer, two upvc double glazed windows, central heating radiator and door onto the rear garden.

First floor:

Bedroom:

13'1" x 9'3" (3.99m x 2.84m)

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

Bedroom:

13'0" x 8'1" (3.98m x 2.47m)

A front facing double room, built in storage cupboard housing hot water store, two upvc double glazed windows and central heating radiator.

Bathroom:

6'5" x 6'0" (1.97m x 1.85m)

Comprises bath with plumbed shower over, wc and wash hand basin. Full wall tiled, floor tiled, extractor and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn and private driveway for parking.

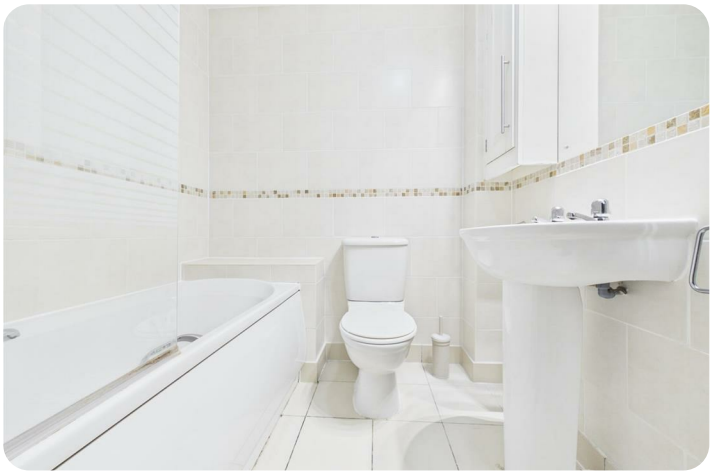
Garden:
To the rear of the property is a south-facing, fenced garden. Paved patio to lawn, a timber-built shed and water point.

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







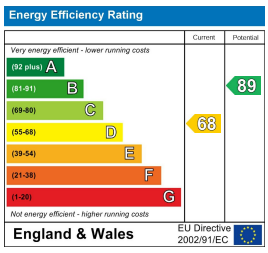
Floor Plan

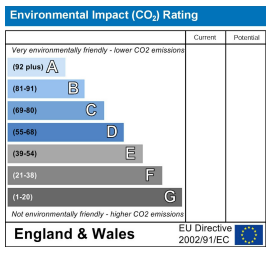


Viewing

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.