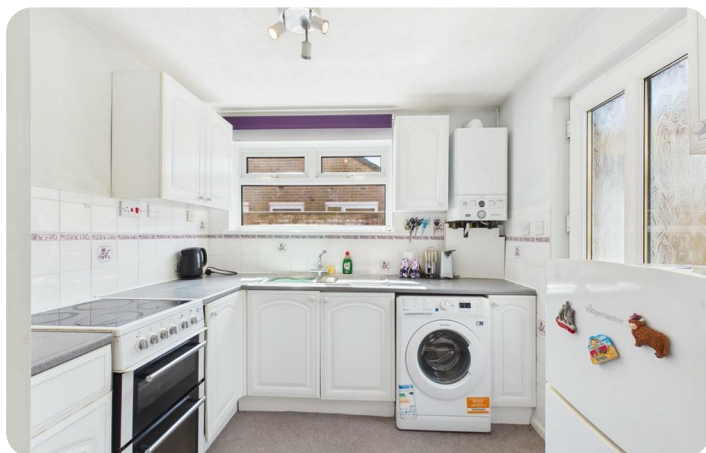




5. Kirkham Road, Bridlington, YO16 6ER

Price Guide £159,950



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Bridlington, YO16 6ER

Price Guide £159,950



Welcome to Kirkham Road a residential cul-de-sac just off Bempton Lane in the coastal town of Bridlington.

This property presents an excellent opportunity for a variety of buyers, including retirees, first-time buyers, and investors.

The property boasts a reception room and conservatory providing ample space for relaxation and entertaining. A well-appointed kitchen, bathroom and two inviting bedrooms. This bungalow is perfect for those seeking a peaceful retreat.

The bungalow is conveniently located near the local shop, 'Londis', and is well-served by bus routes, making it easy to access the wider Bridlington area. Additionally, the nearby amenity land, complete with a small children's play area, adds to the appeal.

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

Entrance:

Upvc double glazed rear door leads into the kitchen.

Kitchen:

8'2" x 7'0" (2.50m x 2.14m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, gas combi boiler, plumbing for washing machine, part wall tiled and upvc double glazed window.

Lounge/diner:

14'2" x 9'8" (4.32m x 2.97m)

A rear facing room, gas fire with a tiled surround, central

heating radiator and upvc double glazed door into the conservatory.

Conseravtory:

10'4" x 8'2" (3.16m x 2.50m)

Over looking the garden.

Bedroom:

12'7" x 9'10" (3.84m x 3.01m)

A front facing double room, built in wardrobes and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

9'2" x 6'11" (2.81m x 2.13m)

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

Bathroom:

8'7" x 7'1" (2.63m x 2.16m)

Comprises bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, built in storage cupboards, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a pebbled garden with borders of shrubs and bushes.

To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private tiered garden. Paved patio, artificial lawn, borders of shrubs and bushes. A timber built shed.

Garage:

Up and over door, power and lighting.

Notes:

Council tax band B

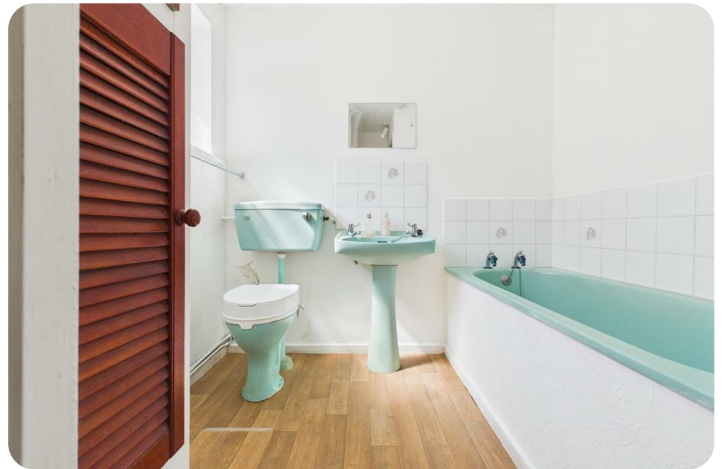
Purchase procedure

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



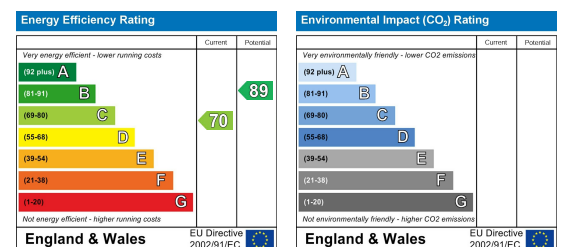
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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