



11a Maple Road, Bridlington, YO16 6TE

Price Guide £299,950



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A well maintained two bedroom detached bungalow situated in this prime residential Sandsacre development. Convenient for Sandsacre shopping centre, access to Lime Kiln Lane, the north beach, Sewerby village, bus service routes. Ideal for retirement or family.

The property comprises: spacious hall, spacious lounge/diner, kitchen, conservatory, two double bedrooms and modern bathroom. Exterior: well established gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner porch. Door into a spacious hall, central heating radiator and built in storage cupboard.

Lounge/diner:

20'2" x 13'10" (6.16m x 4.22m)

A spacious double aspect room, electric fire with tiled inset and modern surround. Two upvc double glazed windows and two central heating radiators.

Kitchen:

10'9" x 9'10" (3.30m x 3.00m)

Fitted with a range of base and wall units, one and a half sink unit, electric double oven, gas hob with stainless steel extractor over. Plumbing for washing machine, under cupboard lighting, part wall tiled, and upvc double glazed window.

Upvc conservatory:

14'2" x 7'3" (4.34m x 2.23m)

Over looking the garden, central heating radiator.

Bedroom:

11'8" x 11'6" (3.57m x 3.53m)

A spacious front facing double room, fitted wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

10'10" x 9'9" (3.32m x 2.98m)

A rear facing double room, fitted wardrobes, cupboards and drawers. Single glazed window looking into the conservatory and central heating radiator.

Bathroom:

7'3" x 7'0" (2.22m x 2.15m)

Comprises a modern suite large shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is a low maintenance garden. Mainly pebbled with borders, private block paved driveway with ample parking.

Garden:

To the rear of the property is a fenced enclosed garden.

Paved patio area, small brick built outbuilding for storage, lawn with well stocked borders of shrubs and bushes. Water point.

Garage:

Electric door, power and lighting.

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



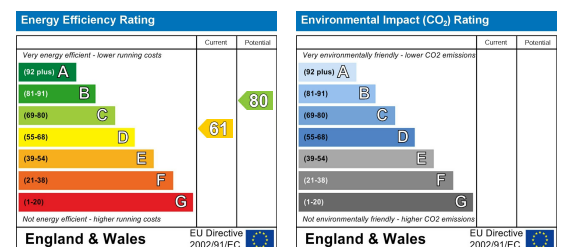
Floor Plan



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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