



### 3 Balmoral Close, Bridlington, YO16 7EG

Price Guide £145,000



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A well presented two bedroom semi-detached bungalow situated in this pleasant residential cul-de-sac just off Bempton Lane. Convenient for local shop and bus service routes. A property that is ideally suited for retirement or first time buyer.

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

## Entrance:

Upvc double glazed door into inner hall, central heating radiator and built in storage cupboard housing gas combi boiler.

## Kitchen:

7'7" x 7'7" (2.33m x 2.32m)

Fitted with a range of base and wall units, sink unit, plumbing for washing machine, extractor, part wall tiled, upvc double glazed window, space for a gas cooker and fridge.

## Lounge/diner:

17'6" x 10'0" (5.34m x 3.06m)

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

## Inner hall:

Built in storage cupboard.

## Bedroom:

10'0" x 9'5" (3.05m x 2.89m)

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

## Bedroom:

9'11" x 8'3" (3.04m x 2.54m)

A rear facing single room, central heating radiator and double doors into:

## Upvc conservatory:

9'11" x 7'3" (3.03m x 2.22m)

Over looking the garden.

## Bathroom:

6'3" x 5'5" (1.91m x 1.66m)

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

## Exterior:

To the front of the property is a low maintenance open plan pebbled garden. To the side elevation is a private driveway with ample parking.

## Garden:

To the rear of the property is a private fenced low maintenance garden. Raised paved patio to steps down to further paved and pebbled area. A small shed and space for a larger shed.



## Notes:

Council tax band: B

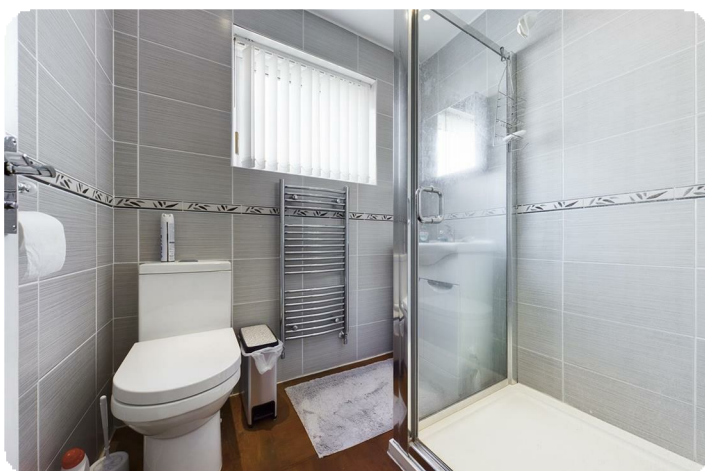
## Purchase procedure

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.



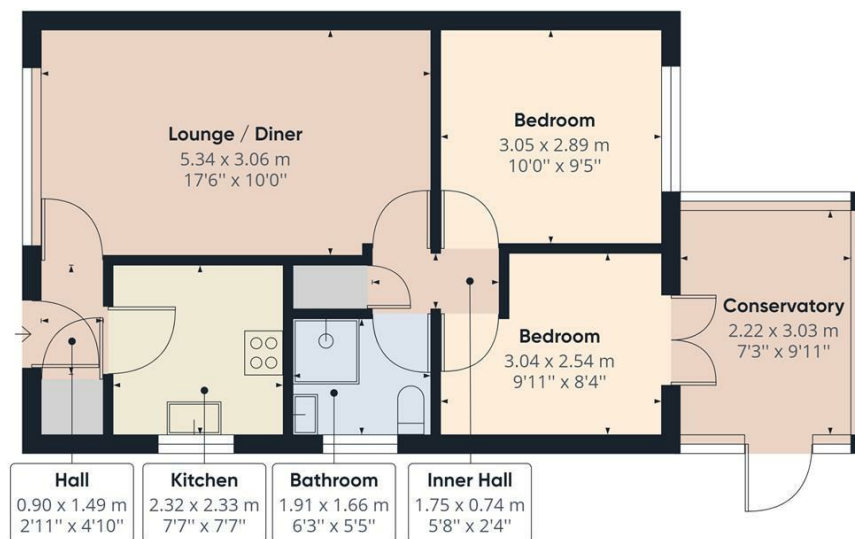
Road Map

Hybrid Map

Terrain Map



## Floor Plan



Approximate total area<sup>(1)</sup>  
583.20 ft<sup>2</sup>  
54.18 m<sup>2</sup>

(1) Excluding balconies and terraces

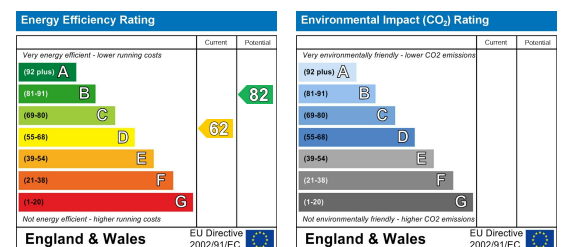
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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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