



## 5 Teesdale Mews, Bridlington, YO16 6FJ

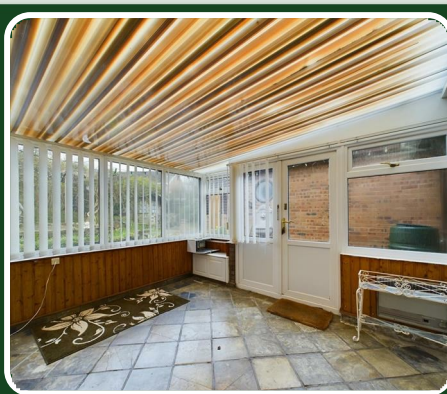
Price Guide £220,000



# 5 Teesdale Mews

Bridlington, YO16 6FJ

## Price Guide £220,000



An extended two bedroom semi-detached bungalow offering spacious living accommodation and situated on a good size corner plot with large gardens. Located in a prime residential cul-de-sac, just off Wharfedale Drive. Close to facilities such as The Co-op supermarket, the Friendly Foresters public house, Bridlington North Library, local parks nearby and bus routes. No ongoing chain.

The property comprises: spacious lounge/diner, spacious upvc conservatory, kitchen, two extended double bedrooms, store room/utility and two bathrooms. Exterior: private driveway with ample parking, garage and front, side and rear private gardens. Upvc double glazing, gas central heating and solar panels.

### Entrance:

Upvc double glazed door into outer porch, tiled floor. Door into inner hall, central heating radiator.

### Lounge/diner:

21'2" x 9'5" (6.46m x 2.88m)

A spacious double aspect room, gas fire with a stone surround, upvc double glazed bay window, central heating radiator and upvc double glazed patio doors into:

### Upvc conservatory:

12'4" x 11'5" (3.76m x 3.48m)

A spacious second reception room overlooking the garden, tiled floor, central heating radiator and french doors.

### Kitchen:

10'3" x 8'2" (3.13m x 2.50m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine and dishwasher. Upvc double glazed window and central heating radiator.

### Bedroom:

16'11" x 10'10" (5.17m x 3.32m)

An extended side facing double room, built in wardrobes, cupboard and drawers. Two upvc double glazed windows and central heating radiator.

### Store/utility area:

6'8" x 2'9" (2.05m x 0.86m)

Central heating radiator, single glazed window and gas boiler.

### Bathroom:

6'8" x 6'7" (2.05m x 2.03m)

Comprises shower cubicle with electric shower, wc, wash hand basin and bidet. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

### Bedroom:

17'7" x 7'8" (5.38m x 2.35m)

An extended front facing double room, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the side garden.

### Bathroom:

6'5" x 5'4" (1.97m x 1.65m)

Comprises bath, wc and wash hand basin. Full wall tiled, floor tiled, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

### Exterior:

To the front of the property is an open plan garden with lawn. To the side elevation of the property is a block paved driveway with ample parking leading to the garage.

### Garden:

To the rear and side of the property is a private established gardens with well stocked borders of shrubs, bushes and hedges. Paved patio areas, a pond, gazebo and two summer houses.

### Garage:

Brick built garage, up and over door, power and lighting.

### Notes:

Council tax band: B

Solar panels are owned by current owner

### 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

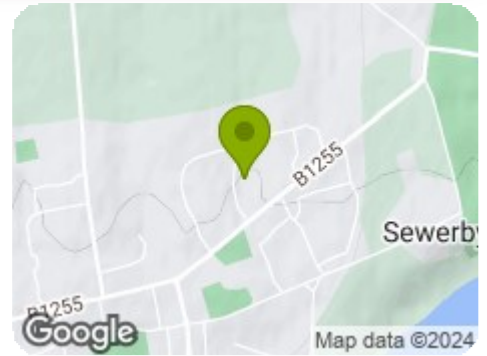
have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: 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



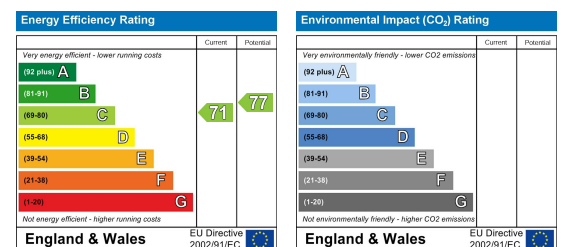
## Floor Plan



## 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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