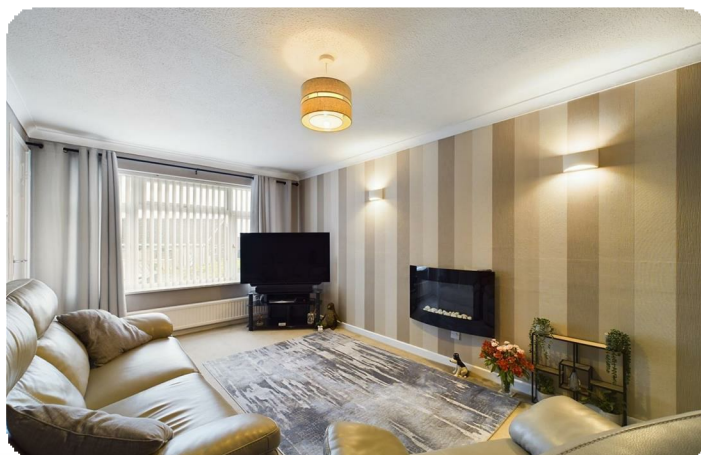




18 Sandringham Close, Bridlington, YO16 7EQ

Price Guide £179,950



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A two bedroom semi-detached bungalow which has been modernised by the current owners with new kitchen and bathroom. Situated on a good size plot on this pleasant residential development just off Bempton Lane convenient for the local shop 'Londis' and bus service routes.

The property comprises: modern kitchen, lounge/diner, modern bathroom and two bedrooms. Exterior: private driveway with ample parking and good size private rear garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double door into inner hall, built in storage cupboard and central heating radiator.

Kitchen:

7'8" x 7'4" (2.35m x 2.26m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, gas boiler, plumbing for washing machine, space for fridge and upvc double glazed window.

Lounge/diner:

17'6" x 9'10" (5.35m x 3.01m)

A spacious front facing room, modern electric wall mounted fire, upvc double glazed window and two central heating radiators.

Bedroom:

10'0" x 9'4" (3.06m x 2.87m)

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

Bedroom:

9'11" x 8'4" (3.04m x 2.55m)

A rear facing single room, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the garden.

Bathroom:

6'3" x 5'4" (1.91m x 1.64m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is an open garden with slate and borders of bushes. Private paved driveway with ample parking and gated access to the rear garden.

Garden:

To the rear of the property is a good size private fenced garden. Paved patio area to lawn with borders of shrubs and bushes. Three timber built sheds and outside water point.

Notes:

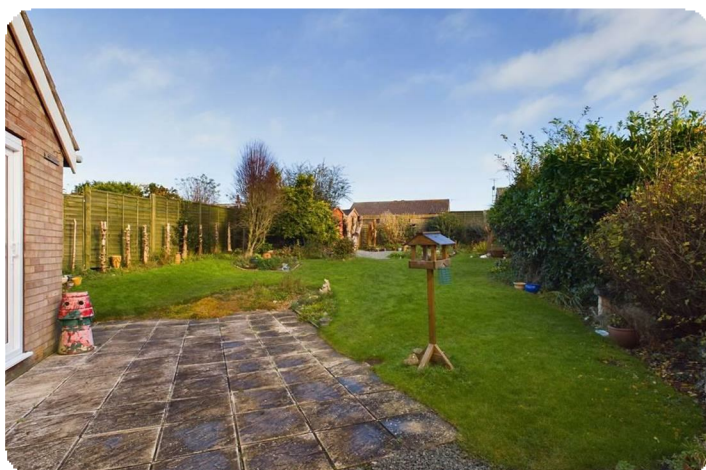
Council tax band: B

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



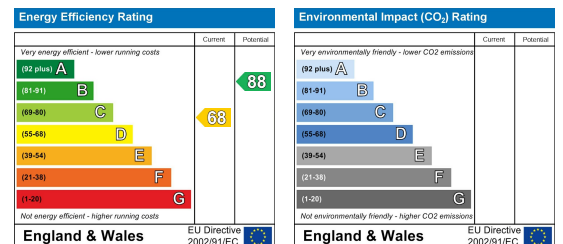
Floor Plan



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



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