



19 Beech Drive, Bridlington, YO16 6TP

Price Guide £279,950



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An extended two bedroom detached bungalow situated in a prime location on the north side of Bridlington. Convenient for the local shopping centre with general stores and hairdressers. Also close to restaurants, public houses, bus routes, the north beach, Sewerby village and cliff top walks.

The property comprises: spacious lounge/diner, kitchen/diner, two double bedrooms and bathroom. Exterior: private driveway with ample parking, low maintenance gardens and garage with utility room. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, loft access and central heating radiator.

Lounge/diner:

20'2" x 13'11" (6.16m x 4.26m)

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

Kitchen/diner:

15'1" x 10'11" (4.62m x 3.33m)

A extended kitchen/diner fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with extractor over. Integrated dishwasher, part wall tiled, floor tiled, built in storage cupboard housing gas combi boiler and plumbing for washing machine. Upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bedroom:

15'11" x 10'11" (4.87m x 3.33m)

An extended rear facing double room, fitted wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

11'10" x 11'10" (3.63m x 3.63m)

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

Bathroom:

7'3" x 5'6" (2.23m x 1.69m)

Comprises bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a low maintenance walled garden, mainly pebbled and paved. To the side elevation is a private paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private low maintenance paved and pebbled garden.

Garage:

Electric door, power and lighting.

To the rear of the garage is a separate utility room fitted with base and wall units, upvc double glazed window and central heating radiator.

Notes:

Council tax band: C

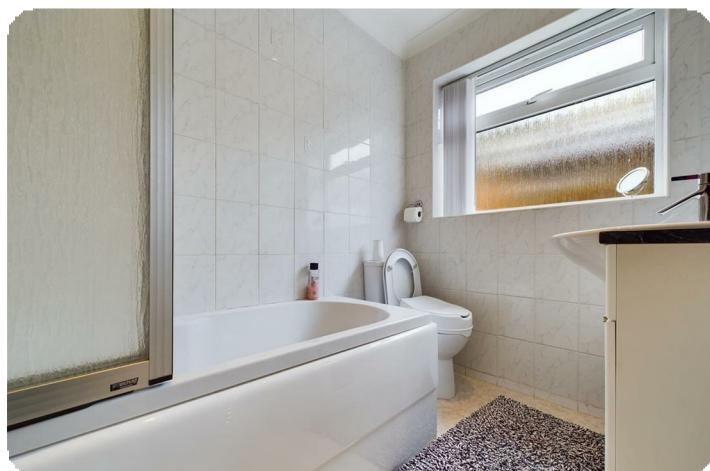
Purchase procedure

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.





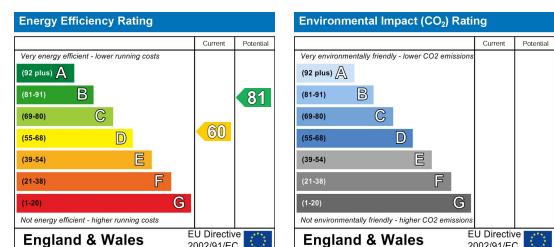
Floor Plan



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.