



Flat 1, 2 Edge Cliffe Villas, Bridlington, YO15 2JL

Price Guide £95,000



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Welcome to this ground floor apartment located in Edge Cliffe Villas, Bridlington.

This spacious one-bedroom apartment presents a wonderful opportunity for those looking to create their ideal living space.

Comprising one reception room, one bedroom, and one bathroom, this property is perfect for individuals or couples looking to make their mark. Additionally, the property boasts the advantage of a private garden.

Whether you are looking for a permanent residence, an investor, or looking for a holiday retreat, this property ticks all the boxes.

Situated in an excellent location, this apartment provides convenient access to the beautiful north beach, making it an ideal choice for beach lovers. Additionally, residents will appreciate the proximity to a variety of local shops, ensuring that daily necessities are just a short stroll away. For those who enjoy an active lifestyle, the nearby leisure centre offers a range of facilities, and the scenic sea front promenade leads directly to the town centre.

Don't miss the chance to explore the possibilities that await in this lovely apartment.

Entrance:

Composite door into inner hall, central heating radiator and understairs storage cupboard.

Lounge:

16'8" x 9'6" (5.10m x 2.90m)

A rear facing room over looking the garden, modern fireplace and upvc french doors.

Kitchen:

8'9" x 8'8" (2.68m x 2.65m)

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

Utility area:

4'0" x 2'10" (1.22m x 0.88m)

Built in cupboards, part wall tiled and upvc double glazed window.

Bathroom:

6'2" x 5'10" (1.90m x 1.80m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and chrome ladder radiator.

Bedroom:

13'8" x 11'10" (4.17m x 3.62m)

A front facing double room, built in wardrobes, upvc double glazed bay window and electric radiators.

Exterior:

To the front of the property is a walled garden.

Garden:

To the rear of the property is a fenced garden.

Notes:

The property is freehold with a deed of covenant. Council tax band A.

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:

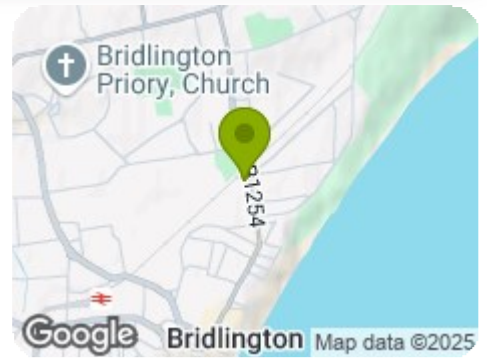
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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.



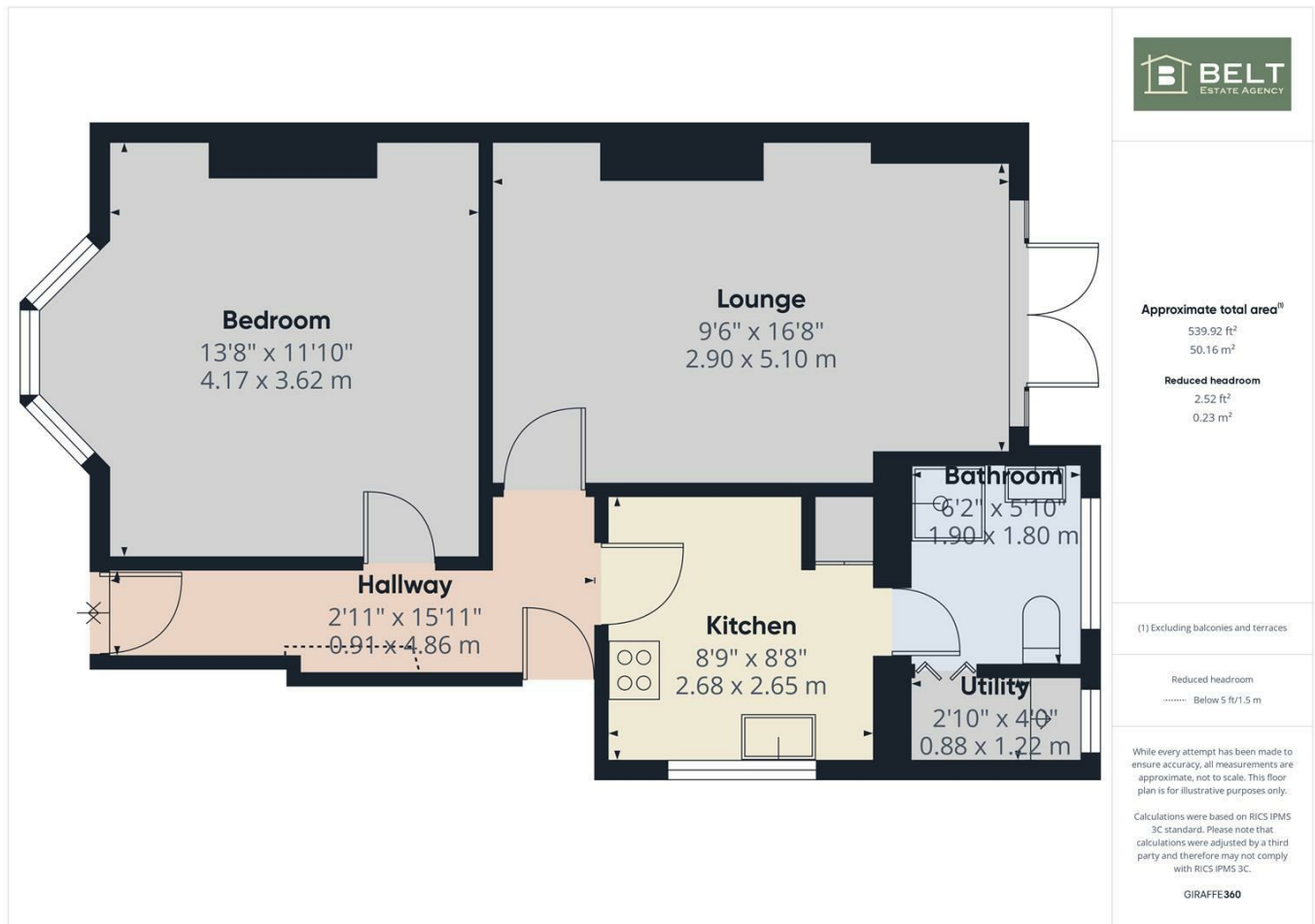
Road Map

Hybrid Map

Terrain Map



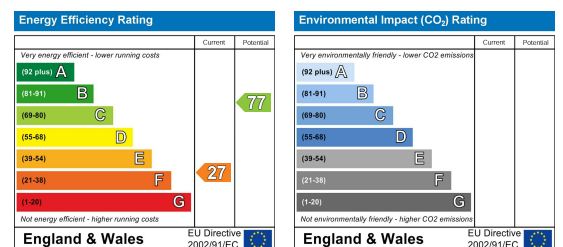
Floor Plan



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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