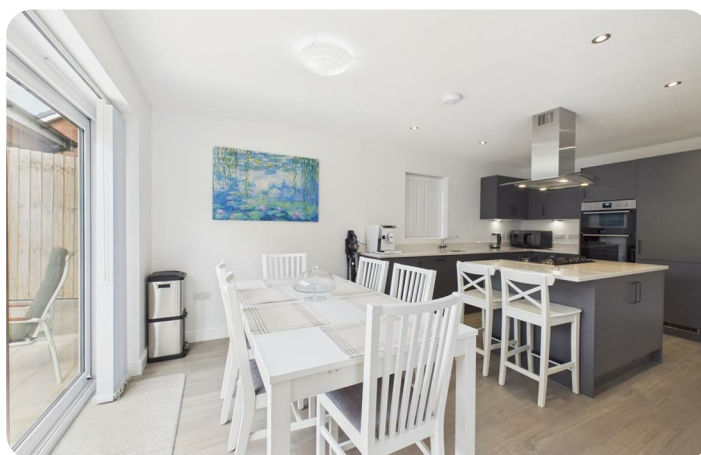




36 Towse Pasture, Bridlington, YO16 6AT

Offers Over £320,000



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Welcome to Towse Pasture in the coastal town of Bridlington. This stunning detached house is a remarkable new build completed in 2023. This property is designed with modern family living in mind, featuring four spacious bedrooms and two well-appointed bathrooms.

As you enter, you are welcomed by an inviting reception room that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the contemporary open-plan kitchen, dining, and living area, which is bathed in natural light thanks to the patio doors that seamlessly connect the indoor space to the garden. This layout is perfect for family gatherings and social occasions.

Situated just off Scarborough Road, residents will enjoy easy access to local shops and the historic charm of Bridlington's old town, making this location both practical and appealing. The development, crafted by the reputable Peter Ward Homes, is renowned for its high-quality homes and community spirit.

This exceptional home truly must be viewed to appreciate the quality and lifestyle it offers. Don't miss the opportunity to make this beautiful house your family's new home.

Entrance:

Composite door into a spacious inner hall, understairs storage cupboard, upvc double glazed window and central heating radiator.

Wc:

5'7" x 2'10" (1.71m x 0.88m)

Wc, wash hand basin, extractor, upvc double glazed window and central heating radiator.

Lounge:

15'2" x 11'0" (4.64m x 3.36m)

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

Utility:

6'9" x 5'4" (2.07m x 1.63m)

Fitted with modern base units, Quartz worktops, plumbing for washing machine, space for a tumble dryer, tiled floor, central heating radiator and upvc double glazed door to the side elevation.

Open plan kitchen/dining/living:

19'2" x 10'11" (5.86m x 3.34m)

Fitted with a range of modern base and wall units, central island, Quartz worktops, inset stainless steel one and a half sink unit, under cupboard lighting, electric double oven, gas hob with extractor over. Integrated fridge, freezer and dishwasher. Three upvc double glazed windows, two central heating radiators and upvc double glazed patio doors onto the garden.

First floor:

A spacious landing, upvc double glazed window, central heating radiator and built in storage cupboard housing gas combi boiler.

Bedroom:

11'0" x 10'8" (3.37m x 3.27m)

A front facing double room, two upvc double glazed windows and central heating radiator.

En-suite:

7'6" x 3'10" (2.31m x 1.17m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

Bedroom:

12'2" x 7'11" (3.71m x 2.42m)

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

Bedroom:

10'1" x 8'9" (3.08m x 2.68m)

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

Bedroom:

9'10" x 6'11" (3.01m x 2.12m)

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

Bathroom:

7'7" x 7'1" (2.33m x 2.17m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn and shrubs and bushes.

To the side elevation is a private block paved driveway with ample parking for three cars leading to the garage. Car charging point and water point.

Garden:

To the rear of the property is a private garden, paved patio to lawn and a wildlife area.

Garage:

18'11" x 9'3" (5.79m x 2.84m)

Up and over door, power and lighting.

Notes:

Council tax band D

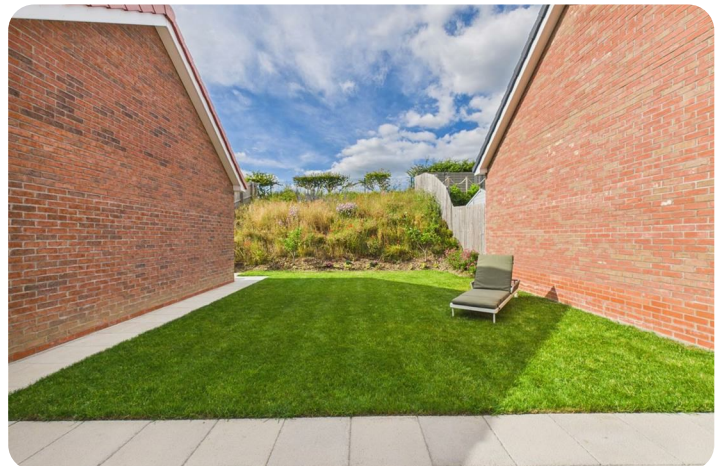
Purchase procedure

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



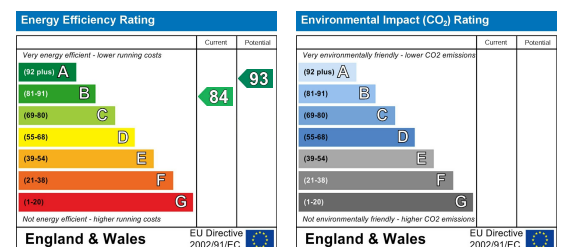
Floor Plan



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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