



## 5 Bunting Lea, Bridlington, YO15 3BF

Price Guide £175,000



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Welcome to Bunting Lea in the coastal town of Bridlington. A semi-detached house that presents an excellent opportunity for first-time buyers or those looking to downsize.

The property features modern kitchen/diner, ground floor wc, a comfortable reception room, two well-proportioned bedrooms and a modern bathroom. Outside there is a private rear garden and two car parking spaces.

Situated within a new development on Bridlington's sought-after south side, this home is just a stone's throw away from the Belvedere Golf Course, the nearby south beach that offers a stunning backdrop for leisurely strolls, allowing residents to fully embrace the coastal lifestyle.

The property boasts easy access to main roads leading to Beverley and Hull, ensuring that commuting is both straightforward and efficient.

This semi-detached house is a wonderful opportunity for those looking to establish their first home. Don't miss the chance to make this property your own.

## Entrance:

Composite door into inner hall, central heating radiator.

## Kitchen/diner:

11'8" x 9'8" (3.58m x 2.96m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Integrated fridge, freezer, washing machine and dishwasher. Upvc double glazed window and central heating radiator.

## Wc:

5'0" x 2'9" (1.53m x 0.86m)

Wc, wash hand basin, extractor and central heating radiator.

## Lounge:

12'11" x 9'5" (3.96m x 2.89m)

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

## First floor:

### Bedroom:

9'9" x 8'2" (2.99m x 2.50m)

A front facing double room, built in storage cupboards, upvc double glazed window and central heating radiator.

### Bedroom:

12'9" x 8'7" (3.91m x 2.63m)

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

## Bathroom:

6'5" x 6'2" (1.98m x 1.88m)

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

## Exterior:

To the front of the property is a private driveway with parking for two cars.

## **Garden:**

To the rear of the property is a fenced garden. Paved patio with canopy, lawn, pebbled borders.

## **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



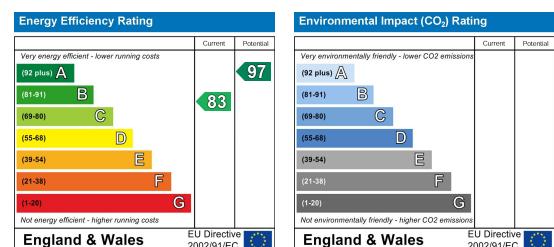
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.