BELT
ESTATE AGENCY

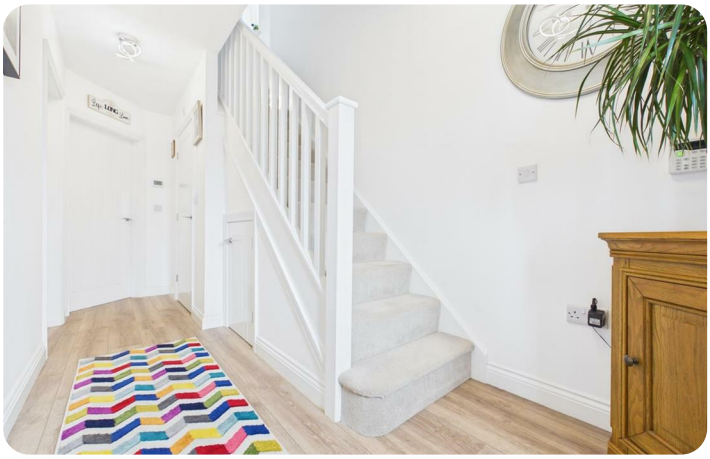
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4 Redcap Drive, Bridlington, YO16 6AL

Offers Over £250,000

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The Property Ombudsman

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4 Redcap Drive

Bridlington, YO16 6AL

Offers Over £250,000





Welcome to Redcap Drive in the coastal town of Bridlington. This modern detached house presents an excellent opportunity for families seeking a comfortable and convenient home.

Boasting three well-proportioned bedrooms and two bathrooms, this property is designed to accommodate the needs of family life with ease.

The spacious reception room offers a welcoming atmosphere, perfect for both relaxation and entertaining guests. The contemporary kitchen/diner design ensures a bright and airy feel.

Situated in a new development at the top of Pinfold Lane, this home is ideally located just half a mile from Bridlington's Old Town. Here, residents can enjoy a selection of shops, eateries, galleries, and public houses, all within easy reach. The proximity to local schools further enhances the appeal for families.

With its modern features, spacious layout, and prime location, it is a perfect family home

Entrance:

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

Wc:

5'9" x 2'11" (1.76m x 0.91m)

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

Lounge:

15'9" x 9'11" (4.82m x 3.03m)

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

Kitchen/diner:

16'11" x 12'9" (5.16m x 3.89m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Gas combi boiler, plumbing for washing machine, integrated fridge, freezer and dishwasher. Upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the garden.

First floor:

Upvc double glazed window, central heating radiator and deep built in storage cupboard.

Bedroom:

10'10" x 10'0" (3.31m x 3.07m)

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

En-suite:

6'6" x 4'7" (2.00m x 1.42m)

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

Bedroom:

10'11" x 7'10" (3.34m x 2.40m)

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

Bedroom:

10'10" x 8'7" (3.32m x 2.63m)

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

Bathroom:

6'3" x 5'6" (1.93m x 1.69m)

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

Exterior:

To the front of the property is a open plan garden with lawn.
To the side elevation is a private block paved driveway leading to the garage.

Garden:

To the rear of the property is a good size fenced garden, decked patio to lawn.

Garage:

16'10" x 8'8" (5.14m x 2.65m)

Up and over door, power and lighting.

Notes:

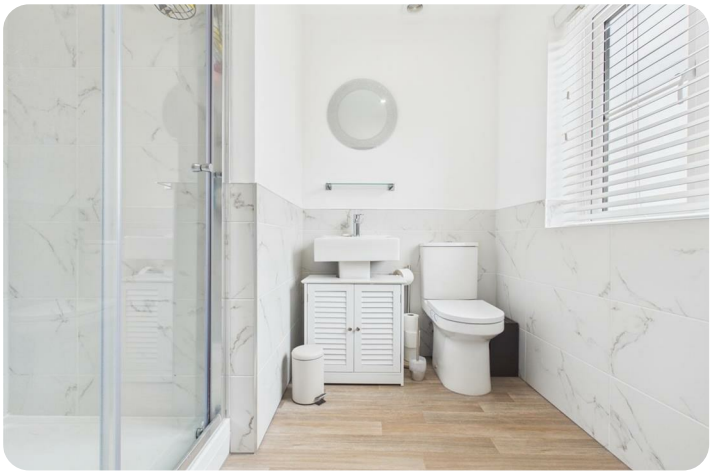
Council tax band D

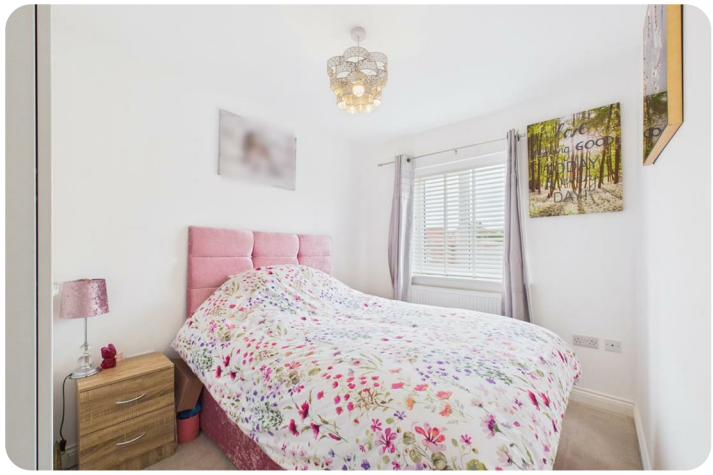
Purchase procedure

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.

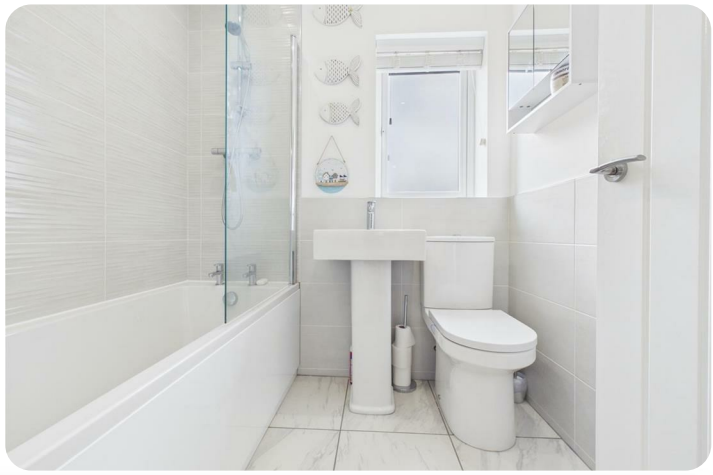
General Notes:

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.



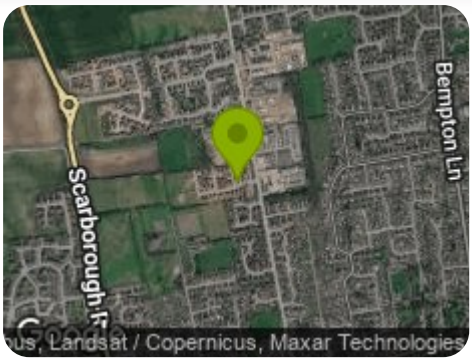






Road Map | Hybrid Map | Terrain Map







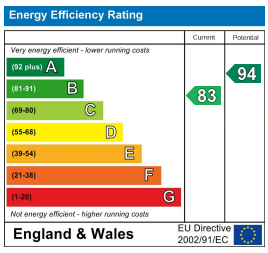
Floor Plan

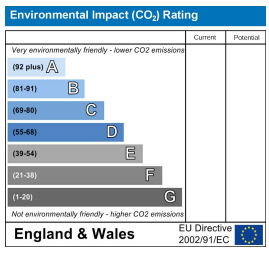


Viewing

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