



**BELT**  
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**6 Windermere Drive, Bridlington, YO16 6HJ**

**Price Guide £195,000**



# 6 Windermere Drive

Bridlington, YO16 6HJ

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Welcome to the cul-de-sac of Windermere Drive in the coastal town of Bridlington.

This bungalow is well presented throughout, making it an ideal choice for anyone looking to downsize without compromising on comfort.

The bungalow features a spacious reception room, a modern kitchen providing ample space for relaxation and entertaining. The generous conservatory, which invites natural light and offers a perfect spot to enjoy the surrounding views of the good-sized garden. Two well-proportioned bedrooms and a bathroom.

The property is conveniently located just off Bempton Lane, granting easy access to scenic country walks. Additionally, local bus services are within reach, making it simple to explore the wider area.

Don't miss the chance to make this delightful property your new home.

## **Entrance:**

Upvc double glazed door into inner hall, built in storage cupboard and central heating radiator.

## **Kitchen:**

9'9" x 7'3" (2.99m x 2.22m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric Neff oven and gas hob with extractor over. Part wall tiled, gas combi boiler, plumbing for washing machine, velux window, upvc double glazed window and door to the side elevation.

## **Lounge/diner:**

17'5" x 10'2" (5.31m x 3.12m)

A spacious front facing room, upvc double glazed window and two central heating radiators.

## **Inner hall:**

Access to the loft.

## **Bedroom:**

13'0" x 8'9" (3.97m x 2.68m)

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

## **Bedroom:**

9'7" x 8'9" (2.94m x 2.68m)

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

## **Upvc conservatory:**

15'5" x 7'8" (4.71m x 2.35m)

A good size second reception room over looking the garden, central heating radiator and french doors.

## **Bathroom:**

7'2" x 5'5" (2.19m x 1.66m)

Comprises shower cubicle with plumbed in shower, 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 open plan garden with lawn. Private driveway leading to the garage. Gated side access to the rear garden.

### Garden:

To the rear of the property is a good size private south facing garden. Paved patio to lawn with borders of shrubs and bushes. Timber built summer house.

### Garage:

Roller door.

### 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.



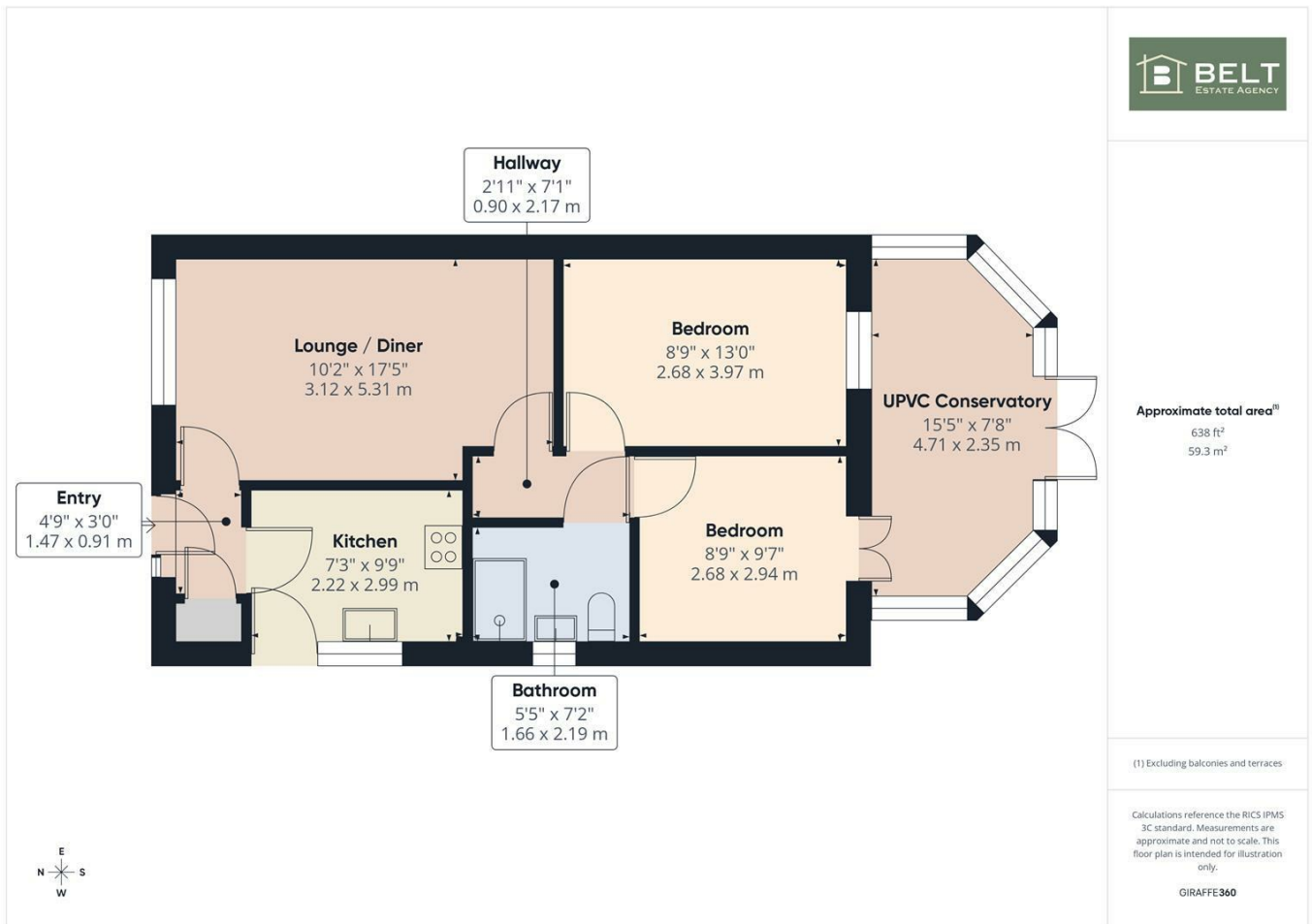
Road Map

Hybrid Map

Terrain Map



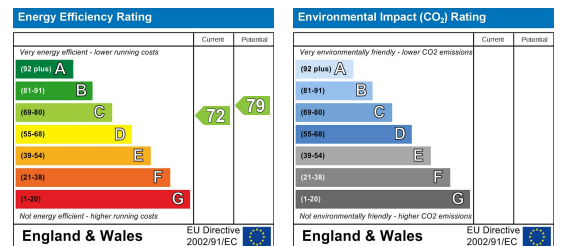
## Floor Plan



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



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