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**16 Beech Drive, Bridlington, YO16 6TP**

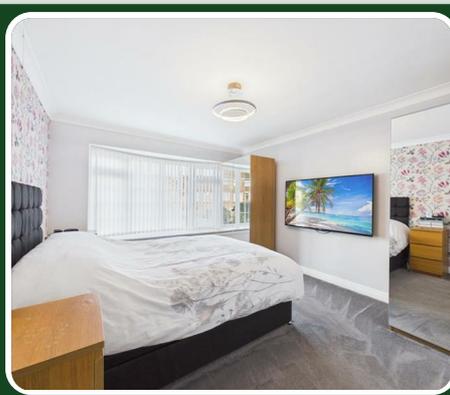
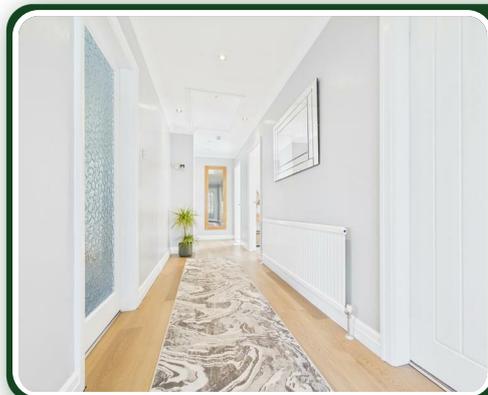
**Price Guide £330,000**



# 16 Beech Drive

Bridlington, YO16 6TP

## Price Guide £330,000



Welcome to the desirable Beech Drive, a beautifully modernised detached bungalow.

The property boasts three well-proportioned bedrooms, two modern bathrooms and a modern kitchen. The spacious reception room is light and airy, creating a welcoming atmosphere that is perfect for both relaxation and entertaining.

Set on a generous corner plot, the property boasts a south-facing main garden, allowing for plenty of sunlight throughout the day.

Located in a prime residential area on the north side of Bridlington, this property is conveniently close to local shops, restaurants, and public houses. Sewerby village, the cliff tops and the stunning north beach are just a short distance away.

This bungalow combines modern living with a fantastic location, viewing is highly recommended.

### Entrance:

Upvc double glazed door into inner porch. Door into spacious inner hall, deep built in storage cupboard housing gas combi boiler, central heating radiator and access to part boarded loft space by drop down ladder.

### Lounge:

16'3" x 14'4" (4.97m x 4.39m)

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

### Kitchen:

12'8" x 9'5" (3.87m x 2.88m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit and electric oven. Built in storage cupboard, space for fridge/freezer, part wall tiled,

upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

### Bedroom:

13'9" x 11'3" (4.21m x 3.43m)

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

### Bedroom:

12'8" x 9'9" (3.88m x 2.98m)

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

### Bedroom:

12'9" x 9'8" (3.90m x 2.97m)

A side facing double room currently used as a second reception room, central heating radiator and upvc double glazed French doors onto the garden.

### Bathroom:

7'5" x 5'5" (2.27m x 1.66m)

Comprises a modern suite, bath, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and vertical radiator.

### Outer bathroom:

6'5" x 3'6" (1.96m x 1.09m)

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

## Exterior:

To the front and side of the property is an enclosed garden with lawn and established borders of shrubs and bushes.

The main garden is south facing with an Indian stone patio leading to lawn with borders of shrubs and bushes.

Two power points.

Private driveway for parking leading to the garage.

## Garage:

17'10" x 9'3" (5.45m x 2.82m)

Electric roller door, power, lighting, plumbing for washing machine, upvc double glazed window and upvc double glazed courtesy door.

## Notes:

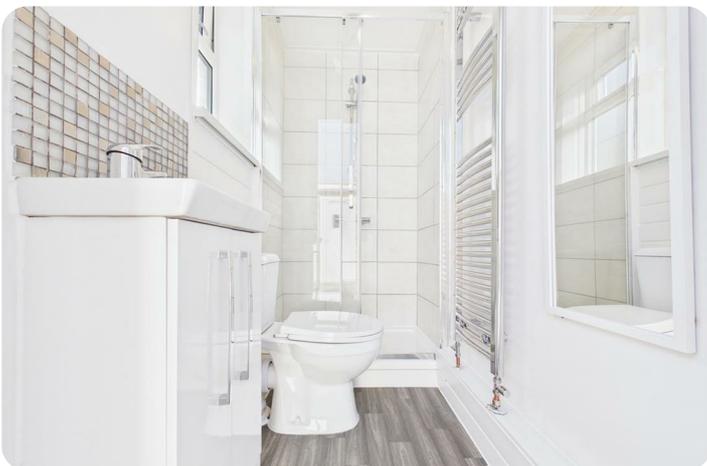
Council tax band: D

## 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:

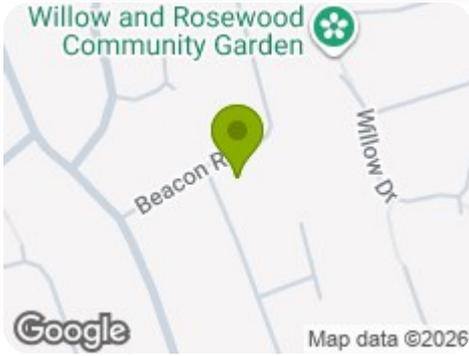
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



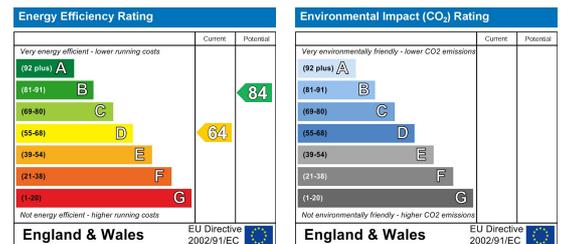
Floor Plan



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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