



13 Annerley Drive, Bridlington, YO16 6YH

Price Guide £299,950



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A two bedroom detached bungalow which has been tastefully modernised throughout, offering a contemporary living space that is both inviting and practical. The addition of a sun room provides the perfect spot to bask in natural light and enjoy the views of the garden whatever the weather. The good-sized rear garden is a green oasis waiting to be enjoyed.

Situated in a prime residential location just off Martongate convenient for local supermarket, Library, local restaurant/Inn and bus service routes.

The property comprises: modern kitchen, sun room, spacious lounge/diner, two double bedrooms and modern bathroom. Exterior: ample private parking, garage and good size established rear garden. Upvc double glazing and gas central heating.

Don't miss out on the opportunity to make this wonderful property your own.

Entrance:

Composite door into inner hall, vertical radiator.

Kitchen:

11'0" x 7'10" (3.36m x 2.39m)

Fitted with a range of modern base and wall units, under cupboard lighting, one and a half stainless steel sink unit, solid wood worktops, electric oven and hob with stainless steel extractor over. Part wall tiled, floor tiled, integrated microwave, dishwasher, fridge and freezer. Upvc double glazed window, water softener and under floor heating.

Sun room:

14'9" x 9'7" (4.51m x 2.93m)

Overlooking the garden, upvc double glazed windows, central heating radiator and upvc double glazed door.

Lounge:

14'0" x 12'0" (4.27m x 3.66m)

A front facing room, upvc double glazed window and central heating radiator. Leads directly into:

Dining area:

8'3" x 7'11" (2.54m x 2.42m)

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

Bedroom:

11'10" x 10'2" (3.63m x 3.12m)

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

Bedroom:

10'7" x 8'11" (3.24m x 2.72m)

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

Bathroom:

7'1" x 5'8" (2.16m x 1.73m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full

wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a block paved forecourt with ample parking and flower beds.

Garden:

To the rear of the property is a private fenced, good size established garden. Paved patio to lawn, borders of shrubs and bushes. A shed with power.

Garage:

Electric 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:

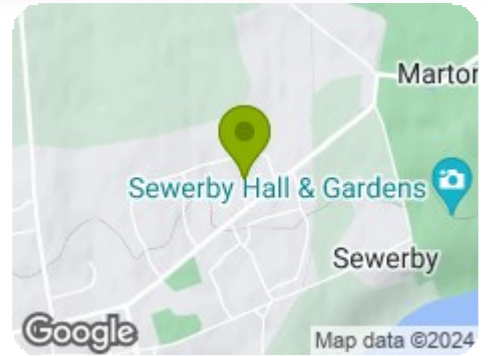
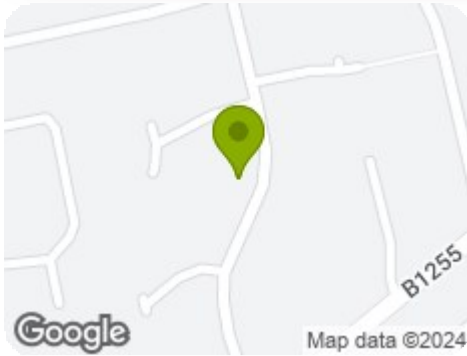
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



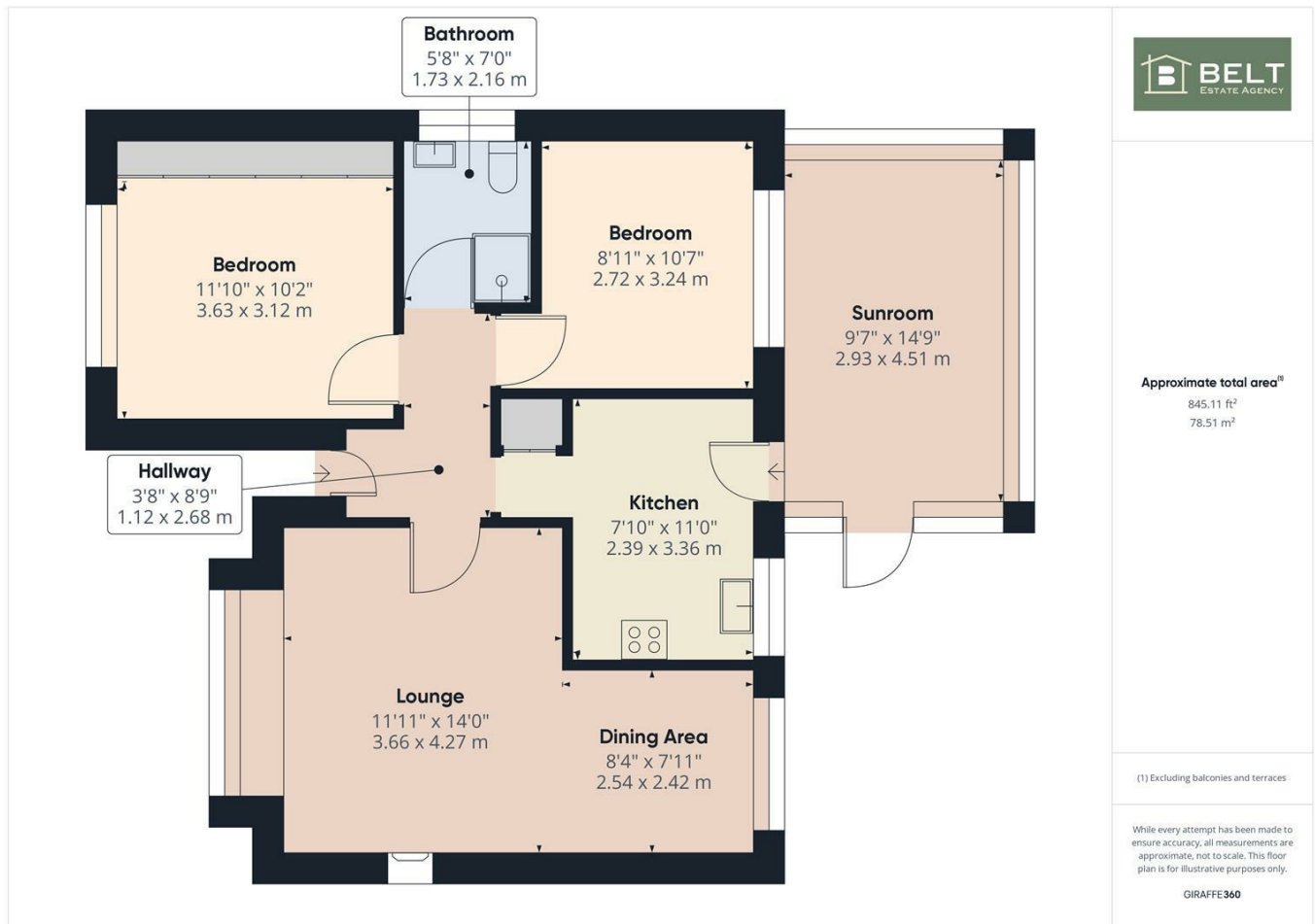
Road Map

Hybrid Map

Terrain Map



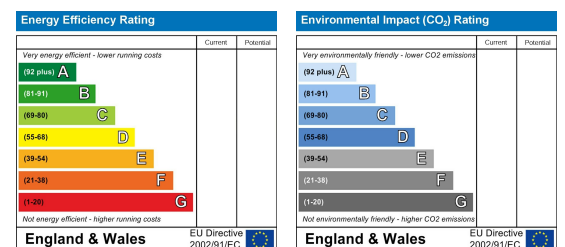
Floor Plan



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



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