



**11 Maple Road, Bridlington, YO16 6TE**

**Price Guide £330,000**



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Welcome to Maple Road in Bridlington, a spacious three bedroom detached bungalow.

The location is particularly appealing, situated close to local shops, restaurants, and public houses, as well as being just a short distance from the picturesque Sewerby village and the nearby north beach and scenic cliff top walks.

The property has the inclusion of solar panels not only enhances energy efficiency but also contributes to lower utility bills, making this home both eco-friendly and economical.

The property comprises: spacious lounge, kitchen, sun room, three bedrooms, modern bathroom and separate wc. Exterior: private driveway with ample parking, good size gardens and garage.

This property comes with no ongoing chain, allowing for a smooth and straightforward purchasing process.

Do not miss the chance to make this charming property your own.

## **Entrance:**

Upvc double glazed door into outer porch.

Door into a spacious inner hall, central heating radiator, built in storage area, access to a boarded loft space by drop down ladder.

## **Lounge:**

16'5" x 14'2" (5.02m x 4.33m)

A spacious front facing room, electric fire in a stone surround, upvc double glazed bay window, two upvc double glazed windows and two central heating radiators.

## **Kitchen:**

11'6" x 10'5" (3.53m x 3.20m)

Fitted with a range of base and wall units, stainless steel one

and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, integrated dishwasher, space for fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed door into the sun room.

## **Sun room:**

10'5" x 7'8" (3.18m x 2.36m)

Upvc double glazed windows, tiled floor, courtesy door into the garage and upvc french doors onto the garden.

## **Bedroom:**

12'7" x 12'2" (3.85m x 3.71m)

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

## **Bedroom:**

12'7" x 10'0" (3.86m x 3.05m)

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

## **Bedroom:**

12'8" x 8'8" (3.88m x 2.66m)

A side facing room, currently used as a dining room, upvc double glazed window and central heating radiator.

## **Bathroom:**

7'3" x 6'4" (2.22m x 1.95m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

## Wc:

6'4" x 2'9" (1.95m x 0.85m)

Wc, wash hand basin, full wall tiled, extractor and upvc double glazed window.

## Exterior:

To the front of the property is a low maintenance walled pebbled garden. To the side elevation is a private block paved driveway with ample parking leading to the garage.

## Garden:

To the rear of the property is a good size fenced private garden. Paved patio to lawn with borders of shrubs and bushes. Water point and power point.

## Garage:

An extended brick built garage with workshop area, electric door, upvc double glazed window power, lighting and plumbing for washing machine.

## Notes:

Council tax band: D

## Purchase procedure

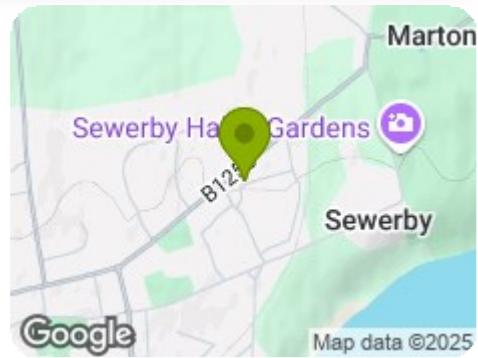
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## 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.





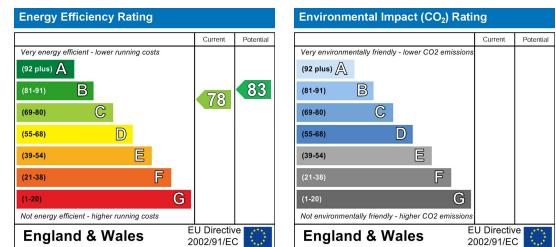
## Floor Plan



## 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.