



8 Banks Close, Bridlington, YO16 6AU

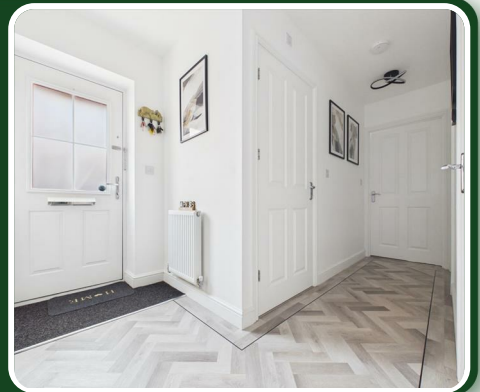
Price Guide £225,000



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Welcome to the exclusive Ward Hills development in Bridlington. This semi-detached bungalow offers a delightful blend of comfort and modern living.

The property boasts two well-proportioned bedrooms and a thoughtfully designed open plan kitchen, dining, and living area. The living space overlooks a lovely rear garden, providing a serene backdrop for relaxation and entertaining. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the good-sized summer house situated in the garden. This versatile space can be transformed into a home office, hobby room, or simply a peaceful retreat to enjoy the outdoors.

The Ward Hills development, crafted by the reputable Peter Ward Homes, is known for its high-quality residences. Located just off Scarborough Road, residents will benefit from easy access to local shops and the historic charm of Bridlington's old town, making it an ideal location.

Whether you are a first-time buyer, downsizing, or seeking a holiday retreat, this property is sure to impress.

Entrance:

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

Open plan kitchen/dining/living:

18'1" x 14'7" (5.53m x 4.47m)

A spacious rear facing room over looking the garden. Fitted with a range of modern base and wall units,

stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Under cupboard lighting, integrated dishwasher, fridge and freezer. Upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

Utility room:

5'11" x 4'1" (1.82m x 1.27m)

Plumbing for washing machine, space for a tumble dryer, extractor and central heating radiator.

Bedroom:

10'5" x 8'5" (3.19m x 2.59m)

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

Bedroom:

9'1" x 8'3" (2.78m x 2.54m)

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

Bathroom:

6'7" x 5'5" (2.02m x 1.67m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Floor tiled, full wall tiled, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden with shrubs. To the side elevation is a private block paved driveway with ample parking and car charging point.

Garden:

To the rear of the property is a private fenced garden. Paved patio to lawn, large summer house with power and lighting.

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.



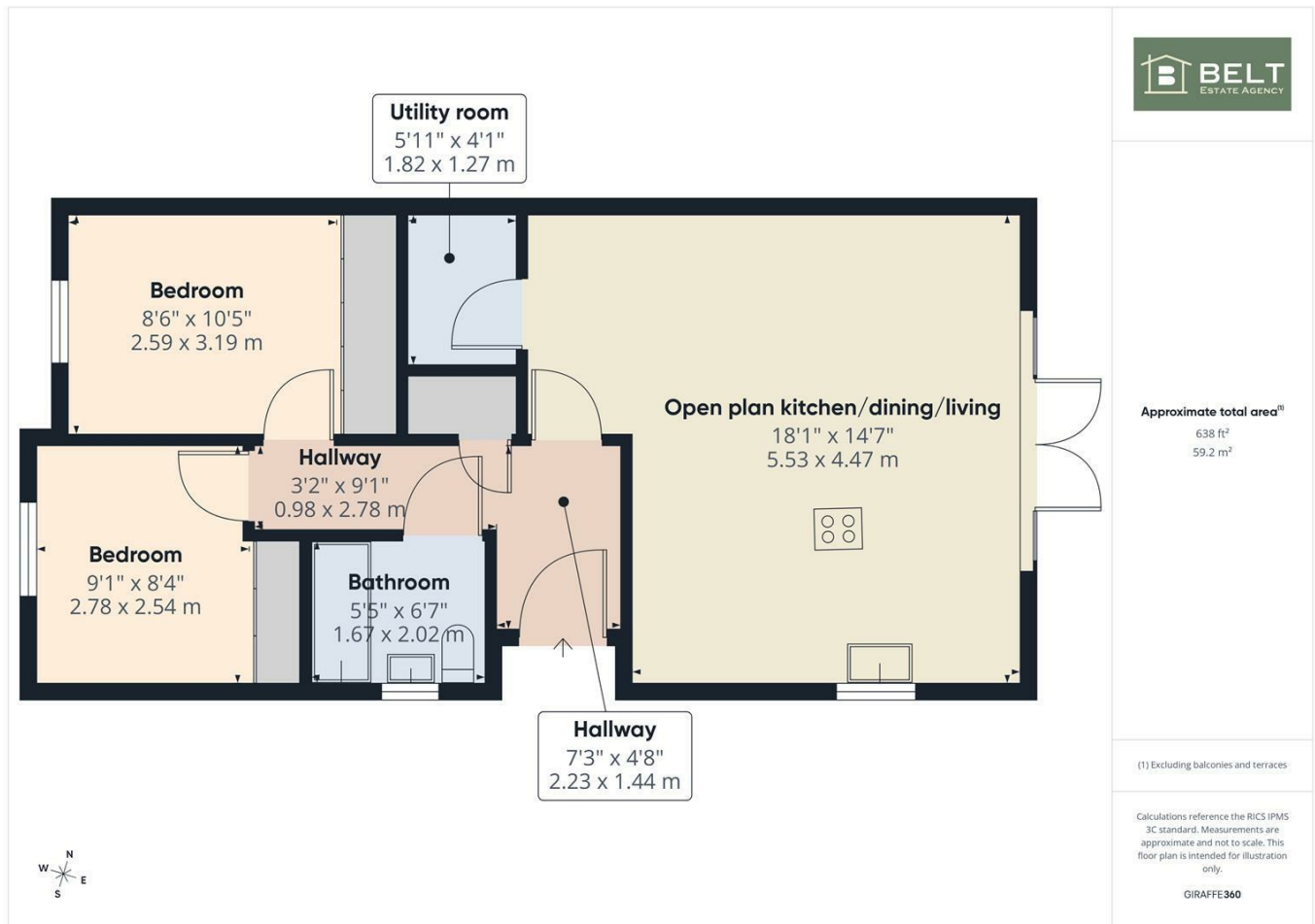
Road Map

Hybrid Map

Terrain Map



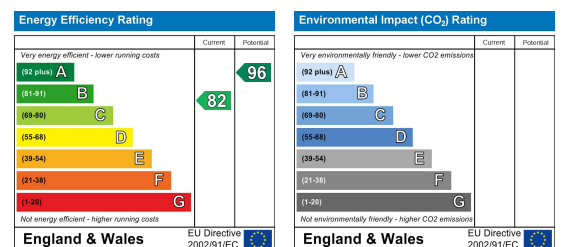
Floor Plan



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



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