



16 Aldershot Drive, Bridlington, YO16 6AA

Price Guide £190,000



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A modern three bedroom semi-detached house built in 2020 with 10 a year guarantee. Located on a new development at the top of Pinfold Lane close to Burlington School and approximately a mile away from the Old Town with its array of shops, galleries, eateries and public houses. Ideal for first time buyer/family or retirement.

The property comprises: Ground floor: spacious lounge, modern kitchen and cloakroom. First floor: three bedrooms and modern bathroom. Exterior: good size fenced enclosed garden, private driveway for parking and garage. Upvc double glazing and gas central heating.

Entrance:

Door into inner hall, central heating radiator.

Lounge:

16'1" x 10'2" (4.92m x 3.12m)

A spacious front facing room, understairs storage cupboard, two upvc double glazed windows and central heating radiator.

Kitchen:

13'5" x 10'9" (4.10m x 3.30m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the garden.

Cloakroom:

5'4" x 3'0" (1.64m x 0.93m)

Wc, wash hand basin, extractor and central heating radiator.

First floor:

Central heating radiator.

Bedroom:

13'7" x 8'3" (4.15m x 2.52m)

A front facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

12'5" x 7'0" (3.80m x 2.14m)

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

Bedroom:

8'11" x 6'2" (2.74m x 1.89m)

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

Bathroom:

6'11" x 5'11" (2.13m x 1.82m)

Comprises a modern suite, bath with plumbed in shower above, 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 an open plan garden with lawn. To the side of the property is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden. Paved patio to lawn.

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



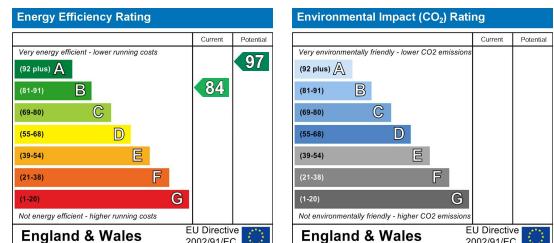
Floor Plan



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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