BELT
ESTATE AGENCY

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4 Edge Cliffe Villas, Bridlington, YO15 2JL

Price Guide £220,000

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The Property Ombudsman

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4 Edge Cliffe Villas

Bridlington, YO15 2JL

Price Guide £220,000





Welcome to Edge Cliffe Villas in the coastal town of Bridlington. This three-bedroom semi-detached house presents an exceptional opportunity for both families and those seeking a peaceful retreat. The property has been thoughtfully modernised, ensuring a blend of contemporary comfort and classic appeal.

Upon entering, you will find a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen and dining area provide a welcoming atmosphere for meal preparation and family gatherings. The three bedrooms that are generously sized. The property boasts a modern bathroom, ensuring convenience for daily routines. Additionally, there is parking available for one vehicle, a valuable asset in this desirable location.

Situated within easy reach of the north beach, this home is ideally positioned for those who enjoy coastal walks and the vibrant seaside atmosphere. A variety of local shops are just a stone's throw away, catering to all your daily needs. The leisure centre and the picturesque sea front promenade leading to the town centre are within convenient distance, enhancing the appeal of this location.

This quality home is perfect for families looking for a comfortable living space.

With its modern features and prime location, early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance:

Upvc double glazed door leading into a spacious inner hall, featuring tiled flooring, useful understairs storage cupboards, one providing plumbing for a washing machine and one housing the gas combi boiler.

Lounge:

14'8" x 13'10" (4.49m x 4.22m)

A front facing reception room, multi-fuel burning stove with granite inset and wood surround. Built in shelves and cupboards. Upvc double glazed bay window and two central heating radiators.

Dining room:

13'8" x 12'5" (4.18m x 3.81m)

A spacious rear facing room, built in storage cupboards, upvc double glazed window and central heating radiator. Archway leads into the kitchen.

Kitchen:

16'2" x 6'5" (4.95m x 1.96m)

Fitted with a stylish range of modern base and wall units, granite worktops, inset sink, electric oven and hob with stainless steel extractor over. Integrated microwave, dishwasher and fridge/freezer. Upvc double glazed window, vertical radiator and upvc double glazed French doors providing direct access onto the rear garden.

Wc:

5'10" x 2'11" (1.80m x 0.90m)

Wc, wash hand basin and upvc double glazed window.

First floor:

Upvc double glazed window and access to a boarded loft space by drop down ladder.

Bedroom:

12'2" x 11'10" (3.73m x 3.61m)

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

Bedroom:

12'5" x 11'6" (3.80m x 3.52m)

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

Bedroom:

8'5" x 7'6" (2.57m x 2.29m)

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

Bathroom:

8'10" x 7'6" (2.71m x 2.31m)

Comprises a modern suite, free standing bath, walk in shower with plumbed rainfall shower over, wc and wash hand basin vanity unit. Part wall tiled, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a small garden area with shrubs and bushes and a private car parking space.
Gated side access to rear garden.

Garden:

To the rear of the property is a low-maintenance, enclosed garden. Paved patio, artificial lawn and borders. Also benefiting from a garden shed and water point.

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.





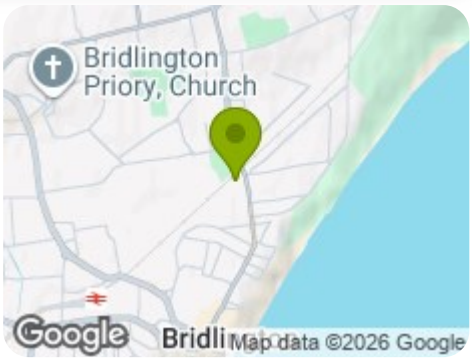




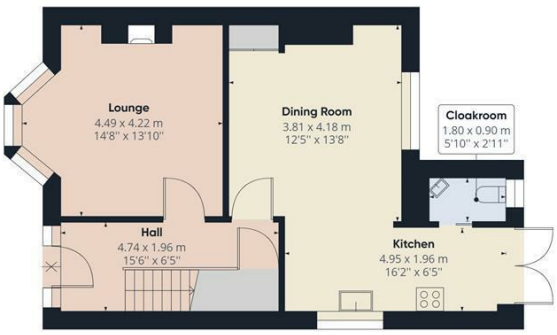
Road Map | Hybrid Map | Terrain Map



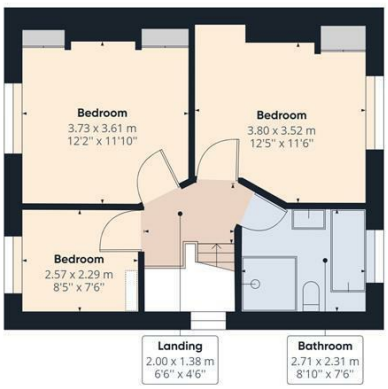




Floor Plan



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

1049.98 ft²

97.55 m²

(1) Excluding balconies and terraces

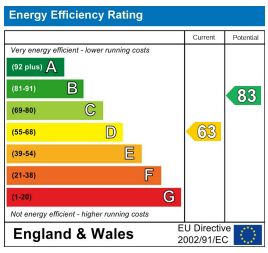
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

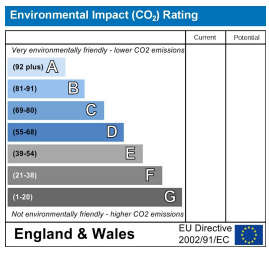
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Viewing

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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