



2 Edgecliffe Villas, Bridlington, YO15 2JL

Price Guide £99,950



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Welcome to this first floor maisonette located in Edge Cliffe Villas, Bridlington.

A spacious two-bedroom apartment that presents an excellent opportunity for those looking to create their ideal living space.

The property comprises lounge, kitchen, dining room, two double bedrooms and bathroom. The rear garden is shared between the two flat owners.

Whether you are looking for a permanent residence, an investor, or looking for a holiday retreat, this property ticks all the boxes.

Situated in an excellent location, this apartment provides convenient access to the beautiful north beach. Additionally, residents will appreciate the proximity to a variety of local shops, ensuring that daily necessities are just a short stroll away. For those who enjoy an active lifestyle, the nearby leisure centre offers a range of facilities, and the scenic sea front promenade leads directly to the town centre.

This property must be viewed to appreciate what's on offer.

Private entrance:

Composite door into inner lobby staircase to the first floor landing.

Landing:

Upvc double glazed window and central heating radiator.

Lounge:

11'10" x 11'6" (3.63m x 3.51m)

A front facing room, fireplace with marble inset and wood surround. Built in storage cupboard, upvc double glazed bay window and central heating radiator. Archway into the dining room.

Dining room:

11'1" x 7'6" (3.40m x 2.29m)

A front facing room, built in storage cupboards and upvc double glazed bay window.

Kitchen:

9'5" x 5'9" (2.88m x 1.76m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, stainless steel extractor, full wall tiled, floor tiled, plumbing for washing machine and upvc double glazed window.

Bedroom:

12'4" x 11'1" (3.78m x 3.38m)

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

Bathroom:

8'9" x 5'9" (2.69m x 1.76m)

Comprises "P" bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, two upvc double glazed windows and chrome ladder radiator.

Second floor:

Upvc double glazed window and built in storage cupboard housing gas boiler.

Bedroom:

14'5" x 10'11" (4.41m x 3.34m)

A double aspect room, apex ceiling, access to the eaves, two upvc double glazed windows and central heating radiator.

Exterior:

To the rear of the property is a fenced garden which is shared between the two flats owners.

Notes:

Freehold with Deed of Covenant.

Council tax band: A

Purchase procedure

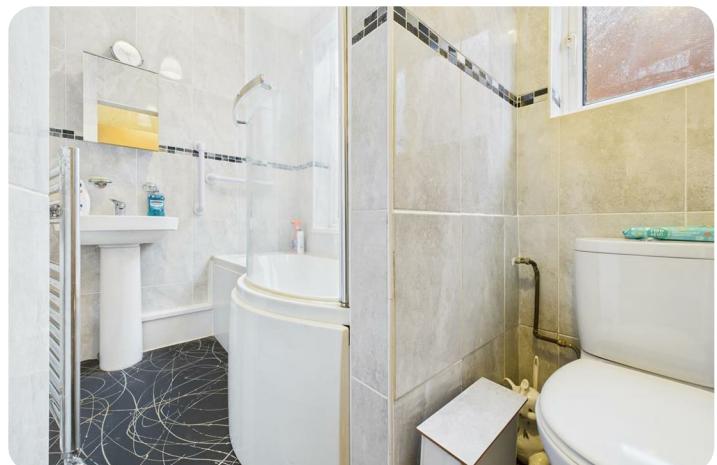
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to

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.





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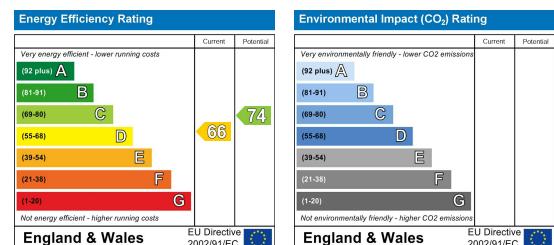
Floor Plan



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.