



## 42 Neptune Drive, Bridlington, YO16 4EF

Price Guide £159,950



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Welcome to Neptune Drive, Bridlington, a three bedroom end-terrace house which presents an excellent opportunity for first-time buyers or investors.

Recently redecorated and fitted with new carpets throughout, the property has a fresh and modern feel, ready for you to move in without the need for immediate renovations.

Located in this modern development close to the junction of Brett Street and Quay Road. Convenient for local shops, bus routes and the old town with its array of shops, galleries, restaurants and public houses.

The property comprises: Ground floor: wc, kitchen and spacious lounge/diner. First floor: three bedrooms, one en-suite and bathroom. Exterior: rear garden and one allocated parking space. Upvc double glazing and gas central heating. With no ongoing chain, this home is ready for a swift and smooth transition to its new owners. Do not miss the chance to make this lovely house your new home.

## **Entrance:**

Door into inner hall, central heating radiator and understairs storage cupboard.

## **Wc:**

6'3" x 3'2" (1.93m x 0.97m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

## **Kitchen:**

12'0" x 7'10" (3.67m x 2.39m)

Fitted with a range of 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 boiler, upvc double glazed window and central heating radiator.

## **Lounge/diner:**

15'0" x 13'5" (4.58m x 4.11m)

A spacious rear facing room, upvc double glazed window, two central heating radiators and upvc double glazed patio doors onto the garden.

## **First floor:**

Upvc double glazed window, central heating radiator and built in storage cupboard housing hot water store.

## **Bedroom:**

12'9" x 8'3" (3.89m x 2.54m)

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

## **En-suite:**

8'3" x 3'3" (2.52m x 1.00m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, shaver socket, extractor and central heating radiator.

## **Bedroom:**

9'5" x 8'3" (2.89m x 2.54m)

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

## **Bedroom:**

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

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

### **Bathroom:**

**6'3" x 6'2" (1.93m x 1.88m)**

Comprises bath, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

### **Exterior:**

To the front of the property is a small open plan pebbled garden and one private allocated car parking space.

### **Garden:**

To the rear of the property is a fenced enclosed garden. Decked patio to lawn and a timber built shed.

### **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.



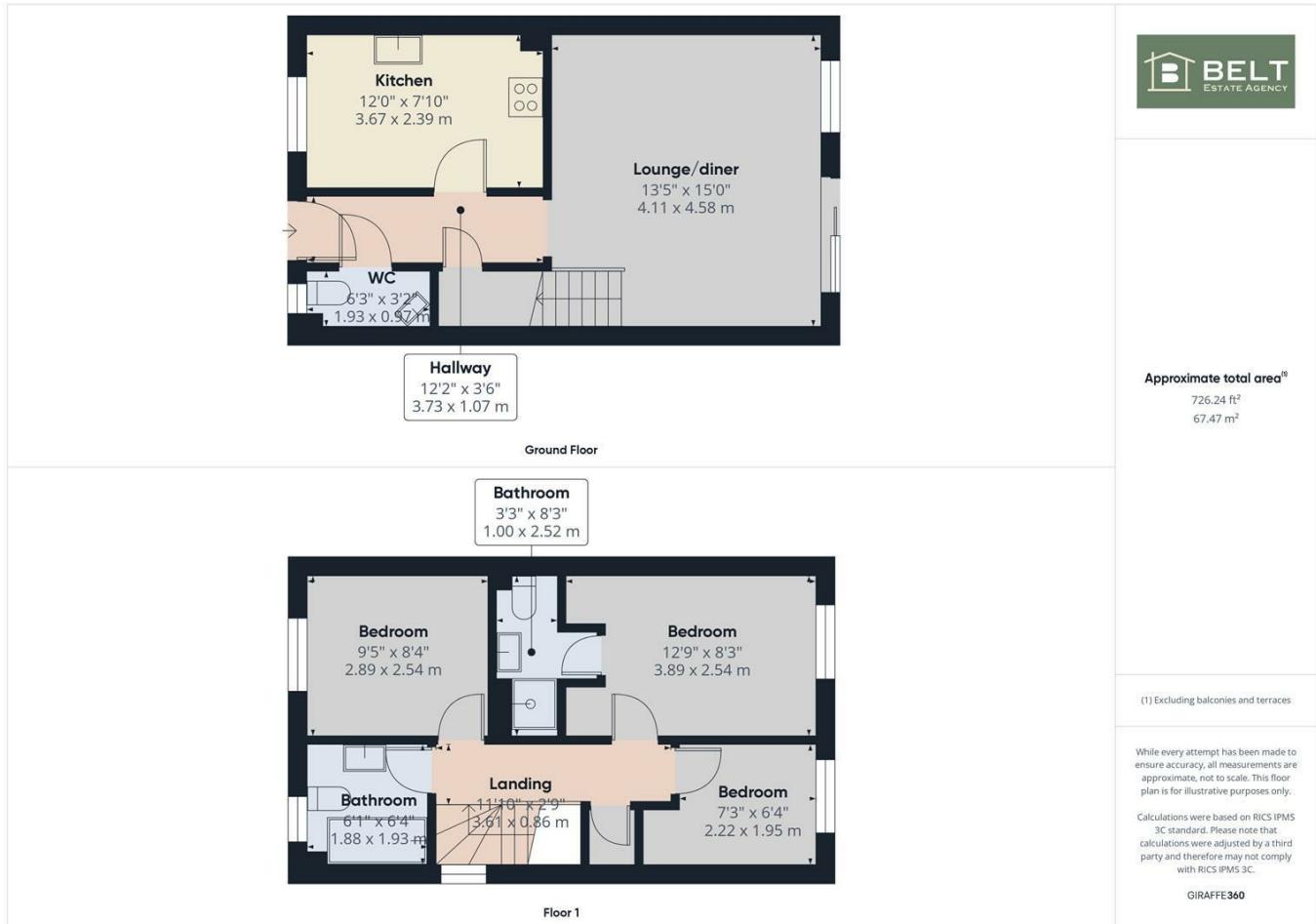
## Road Map

## Hybrid Map

## Terrain Map



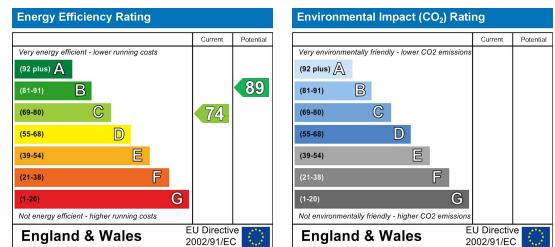
## Floor Plan



## 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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