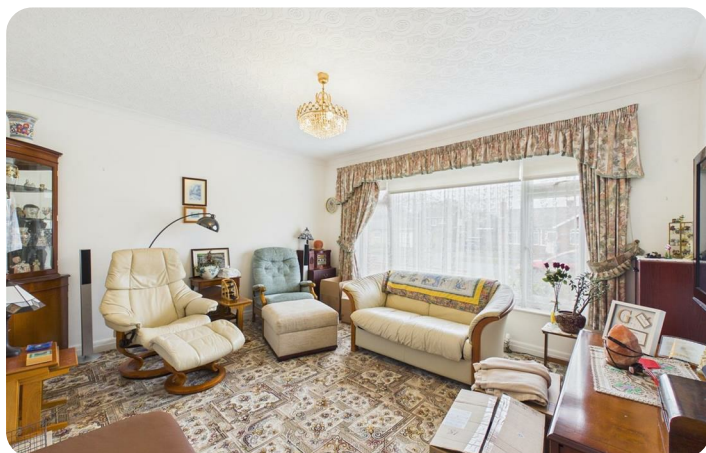




22 Wheatley Drive, Bridlington, YO16 6TT

Price Guide £195,000



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Welcome to the desirable residential area of Wheatley Drive, Bridlington.

This semi-detached bungalow features a welcoming reception room, kitchen, sun room over looking the garden, two well-proportioned bedrooms, and a bathroom, an ideal choice for those looking to downsize. One of the standout features of this property is the inclusion of solar panels, promoting energy efficiency and sustainability.

Situated on the north side of Bridlington, where residents can enjoy the proximity to local shops, restaurants, and convenient bus routes. The stunning north beach and the picturesque village of Sewerby are just a stone's throw away, offering leisurely strolls along scenic cliff-top walks. With no ongoing chain, this property presents a seamless opportunity for prospective buyers to move in without delay.

Entrance:

Door into inner porch. Door into inner hall, built in storage cupboard and central heating radiator.

Lounge:

13'9" x 11'10" (4.20m x 3.61m)

A front facing room, modern wall mounted electric fire, upvc double glazed window and column radiator.

Kitchen:

11'3" x 8'9" (3.43m x 2.69m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, part wall tiled, built in storage

cupboard housing gas combi boiler, upvc double glazed window, column radiator and upvc double glazed into the conservatory.

Sun room:

8'9" x 7'3" (2.67m x 2.21m)

Over looking the garden, column radiator, upvc double glazed windows and upvc double glazed door.

Bedroom:

12'1" x 10'5" (3.69m x 3.18m)

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

Bedroom:

10'2" x 7'9" (3.11m x 2.38m)

A front facing double room, built in sliding wardrobe and two upvc double glazed windows.

Bathroom:

7'2" x 5'5" (2.20m x 1.67m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and column radiator.

Exterior:

To the front of the property is a walled garden with lawn and borders of shrubs and bushes.

To the side elevation is a private paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a fenced garden. Lawn, paving, borders of shrubs and bushes. Greenhouse, water point and power point.

Garage:

Electric roller door, power lighting, courtesy door and rear workshop.

Notes:

Council tax band C

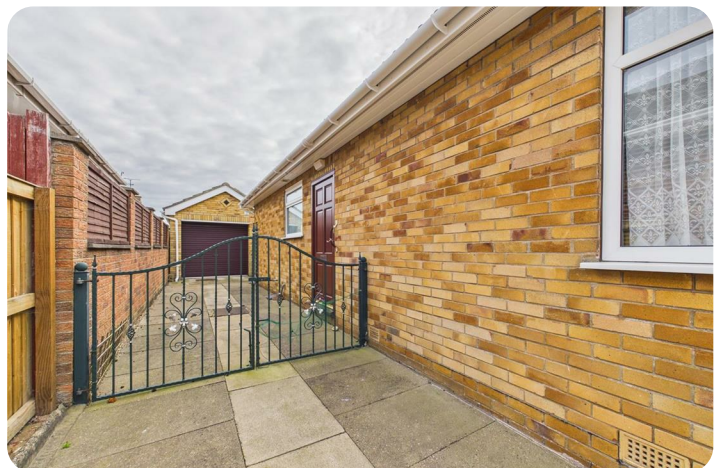
Purchase procedure

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



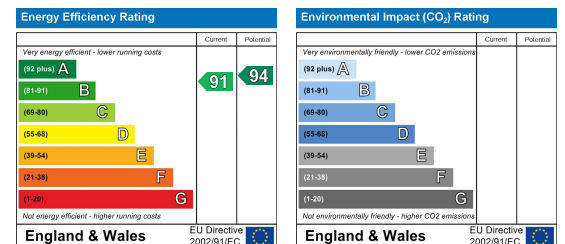
Floor Plan



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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