BELT
ESTATE AGENCY

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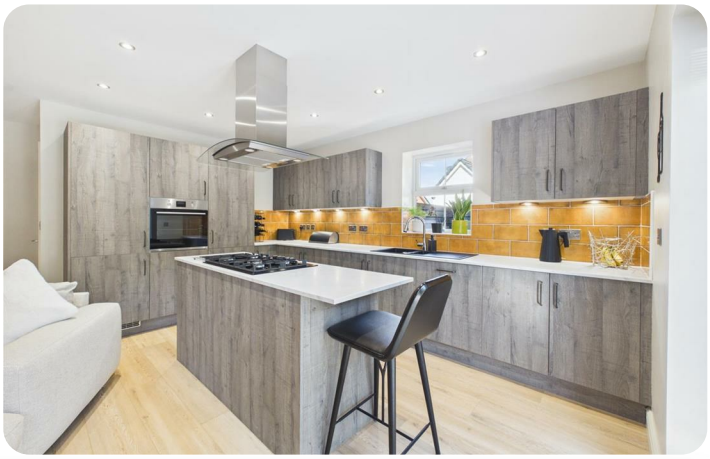


16 Towse Pasture, Bridlington, YO16 6AT

Price Guide £244,950

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The Property Ombudsman
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Bridlington, YO16 6AT

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Situated on a corner plot on the Wardhills development, Bridlington this stunning semi-detached bungalow has been thoughtfully enhanced by the current owner to include internal oak veneer doors and coretec luxury flooring giving a contemporary and stylish feel to this home.
As you enter you are greeted by a open plan design which includes kitchen, dining and living area, that gives it a warm inviting atmosphere, ideal for relaxing and entertaining. The aluminium patio doors with integral blinds lead out to a beautiful private fenced garden, perfect for indoor/outdoor entertaining. The property features two well proportioned bedrooms and a redesigned bathroom. Illustrating the attention to details that has gone into the upgrades. Located within the Wardhills development just off Scarborough Road with easy access to local shops and the historic charm of Bridlingtons old town.
The property must be viewed to truly appreciate what is on offer.

Entrance:

Stepping through the door into a neutrally decorated inner hall finished with coretec flooring, with central heating radiator and access to partial boarded loft with lighting. Storage cupboard housing the gas combi boiler.

Open plan kitchen/dining/living:

18'3" x 14'8" (5.58m x 4.49m)

Fitted with a stylish range of modern base and wall units, a central island housing a Neff five ring gas hob and more storage. Features include a composite sink, mixer tap with concealed dual function spray, stylish tiling underneath the wall units with lighting. Fully integrated electric oven, dishwasher and fridge/freezer with coretec flooring running throughout this area.

Utility:

Fitted with a range of wall-mounted cupboards, plumbing and space for a washing machine, designated space for a fridge and extractor hood. Finished with premium Coretec flooring.

Bedroom One:

10'5" x 9'2" (3.18m x 2.81m)

A front facing bedroom that captures the evening sun, this calm inviting space decorated in neutral colours with oak fitted wardrobes offering ample storage, oak clad window sill, central heating radiator and upvc double glazed window.

Bedroom Two:

10'3" x 8'4" (3.13m x 2.56m)

A front facing bedroom that captures the evening sun, oak clad window sill, central heating heating radiator and upvc double glazed window.

Bathroom:

6'6" x 5'9" (2.00m x 1.76m)

Redesigned and finished to a high standard, large walk in shower, non slip shower tray, 2 way thermostatic valve shower with rainfall shower and wall mounted shower wand finished with vertical tiling. Oak base unit housing a slimline basin with waterfall style mixer tap, oak wall unit, partial vertical panelling to the remaining wall. Decorated in a neutral colour, comfort toilet, extractor fan, shaver socket, upvc double glazed window, chrome ladder radiator and coretec flooring.

Exterior:

Outside, the property boasts a lovely garden area at the

front and side, adorned with attractive shrubs and bushes, creating a serene environment. The private block driveway offers parking for two vehicles, ensuring convenience for you and your guests. Additionally, a handy shed provides extra storage space for gardening tools or outdoor equipment.

Garden:

To the rear of the property lies a beautifully presented, private and sun-drenched garden, thoughtfully landscaped to create an attractive and inviting outdoor retreat. A centrally positioned paved and tiled patio provides an ideal space for outdoor dining and entertaining, surrounded by established raised borders beautifully stocked with an array of mature shrubs and bushes.

Notes:

Council tax band B
Alarm system
Car charging point

Purchase procedure

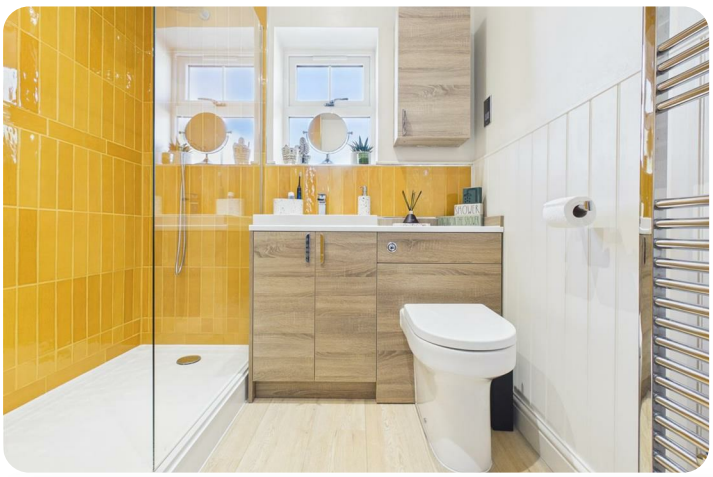
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

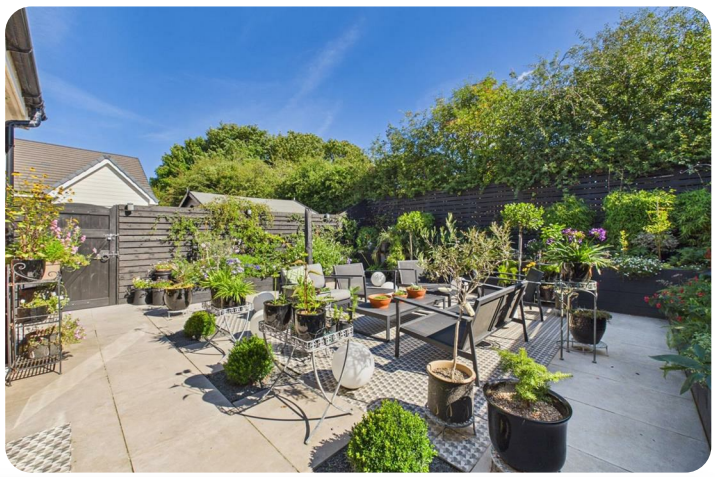
General Notes:

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.









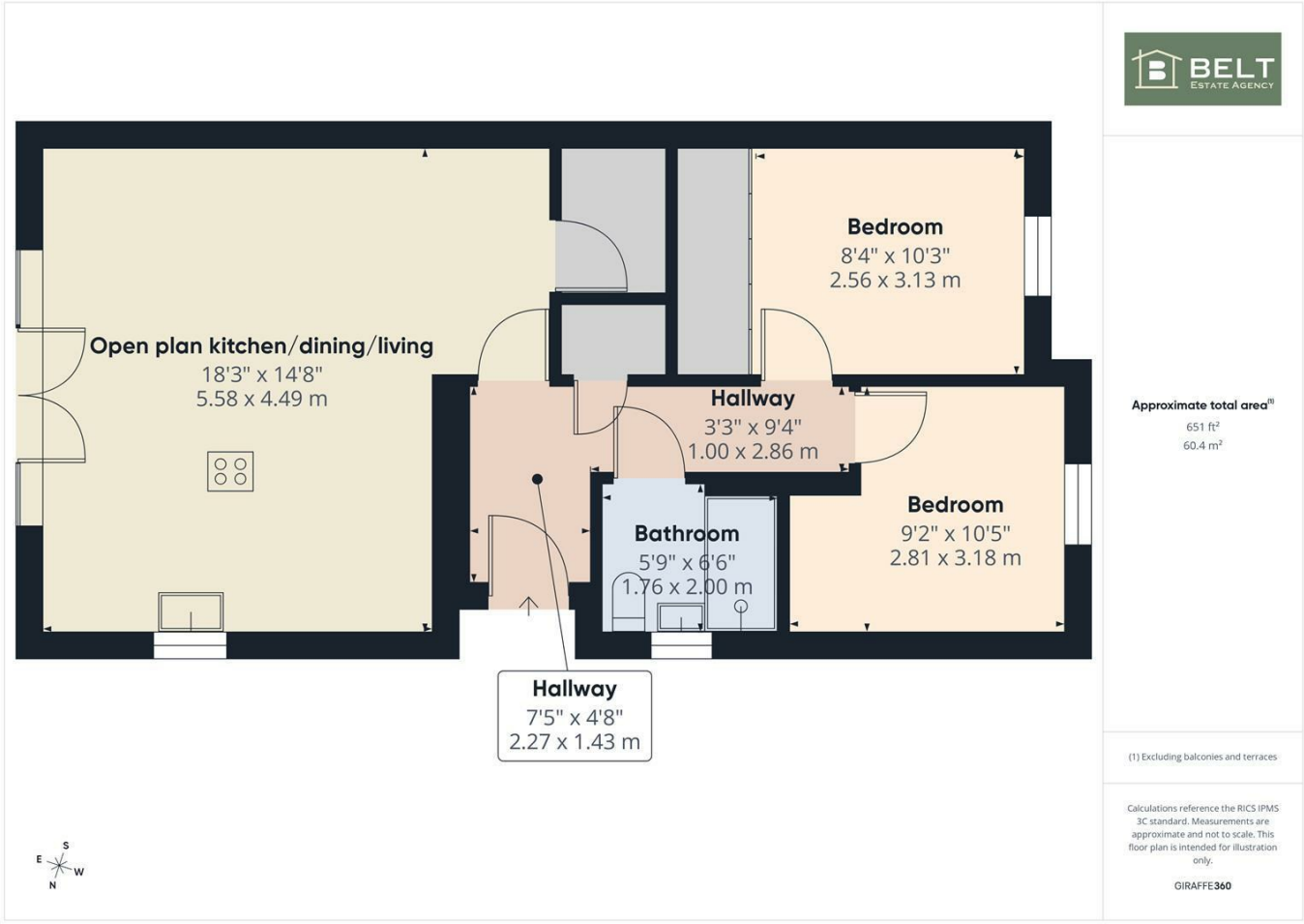
Road Map | Hybrid Map | Terrain Map







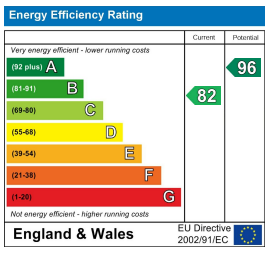
Floor Plan

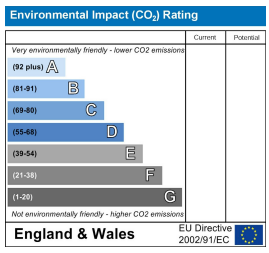


Viewing

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





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