



## 34 Thoresby Close, Bridlington, YO16 7EN

Price Guide £189,950

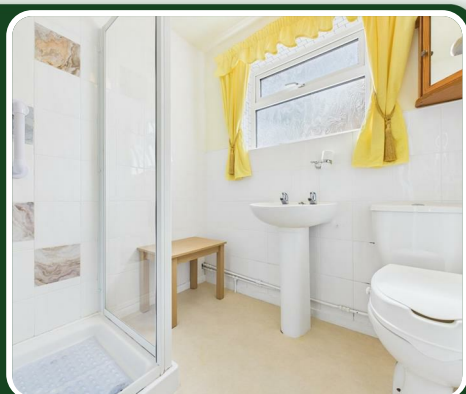




# 34 Thoresby Close

Bridlington, YO16 7EN

## Price Guide £189,950



Welcome to Thoresby Close in the coastal town of Bridlington, an extended semi-detached bungalow.

The property comprises a spacious reception room, kitchen, office/dining, two well-proportioned bedrooms and two bathrooms, ideal for small families, couples, or those seeking a peaceful retirement retreat.

The bungalow has been thoughtfully extended into a dormer style, providing ample living space that is well presented throughout.

Situated just off Bempton Lane, this home enjoys a sought after residential location. Residents will appreciate the proximity to local shops and bus service routes, making daily errands and commuting a breeze. The property also boasts private parking, ensuring convenience for you and your guests.

Don't miss the chance to make this lovely property your new home.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator and built in storage cupboard housing gas combi boiler.

### Kitchen:

7'7" x 7'4" (2.32m x 2.24m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine and upvc double glazed window.

### Lounge/diner:

17'5" x 10'0" (5.33m x 3.05m)

A front facing room, electric fire in a modern surround, upvc double glazed window and central heating radiator.

### Inner hall:

Built in storage cupboard.

### Bedroom:

9'10" x 9'3" (3.01m x 2.83m)

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

### Bathroom:

6'3" x 5'2" (1.92m x 1.60m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and chrome ladder radiator.

### Dining or office:

9'10" x 5'5" (3.02m x 1.66m)

A rear facing room, central heating radiator, staircase to the first floor and upvc double glazed door onto the garden.

### First floor:

### Bedroom:

20'10" x 11'6" (6.36m x 3.52m)

A spacious double aspect room, access to the eaves, two

velux windows, upvc double glazed window and central heating radiator.

### **Bathroom:**

9'0" x 5'8" (2.75m x 1.74m)

Comprises bath, wc, wash hand basin, full wall tiled, floor tiled, extractor, velux window and chrome ladder radiator.

### **Exterior:**

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

To the side elevation is a private driveway for parking.

### **Garden:**

To the rear of the property is a fenced garden. Paved patio, flower beds, lawn and borders of shrubs and bushes. 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



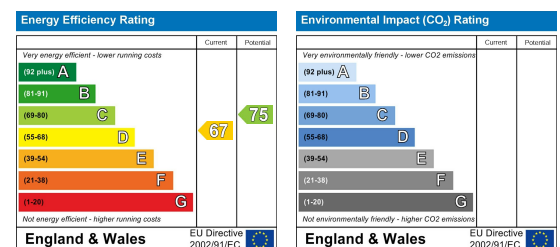
## Floor Plan



## 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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