



**BELT**  
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## 4 Edge Cliffe Villas, Bridlington, YO15 2JL

Price Guide £215,000

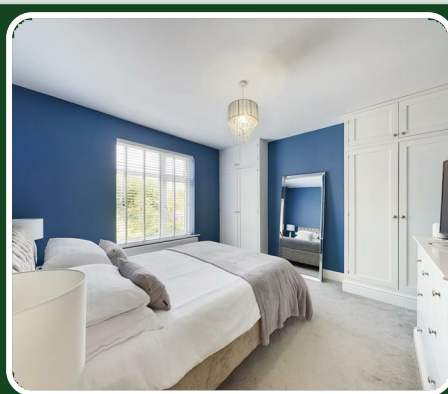
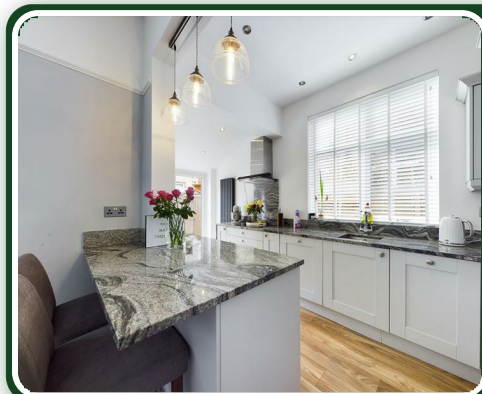


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# 4 Edge Cliffe Villas

, Bridlington, YO15 2JL

## Price Guide £215,000



A quality three bedroom semi-detached house which has been extensively modernised by the current owners. Situated in an excellent location with convenient access to the north beach, array of local shops as well as a convenient distance to leisure centre and the sea front Promenade leading to the town centre. Ideal for a family or retirement. Early viewing advised.

The property comprises: Ground floor: lounge, dining room, modern kitchen and cloakroom. First floor: three bedrooms and modern bathroom. Exterior: enclosed gardens and private car parking space.

### Entrance:

Upvc double glazed door into inner hall, tiled floor. Understairs storage cupboard housing gas boiler, downstairs utility cupboard housing plumbing for washing machine and space for a tumble dryer.

### Lounge:

14'8" x 13'10" (4.49m x 4.22m)

A front facing room, multi fuel burning stove with granite inset and wood surround. Upvc double glazed bay window and two central heating radiators.

### Dining room:

13'8" x 12'5" (4.18m x 3.81m)

A rear facing room, built in cupboards, upvc double glazed window and central heating radiator. Leads directly into:

### Kitchen:

16'2" x 6'5" (4.95m x 1.96m)

Fitted with a range of modern base and wall units, granite worktops, inset sink, electric oven and hob with stainless

steel extractor over. Integrated microwave, dishwasher and fridge/freezer. Upvc double glazed window, vertical radiator and upvc double glazed french doors onto the garden.

### Cloakroom:

5'10" x 2'11" (1.80m x 0.90m)

Wc, wash hand basin and upvc double glazed window.

### First floor:

Upvc double glazed window.

### Bedroom:

12'2" x 11'10" (3.73m x 3.61m)

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

### Bedroom:

12'5" x 11'6" (3.80m x 3.52m)

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

### Bedroom:

8'5" x 7'6" (2.57m x 2.29m)

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

### Bathroom:

8'10" x 7'6" (2.71m x 2.31m)

Comprises a modern suite, free standing bath, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Extractor, stainless steel ladder radiator and upvc double glazed window.

## Exterior:

To the front of the property is a small garden area with shrubs and bushes and private car parking space.

## Garden:

To the rear of the property is a low maintenance enclosed garden. Paved patio, artificial grass, borders of flower beds, a shed and water point.

## 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.



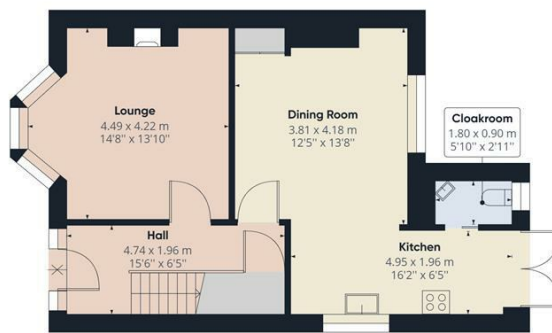
Road Map

Hybrid Map

Terrain Map



Floor Plan



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
1049.98 ft<sup>2</sup>  
97.55 m<sup>2</sup>

(1) Excluding balconies and terraces

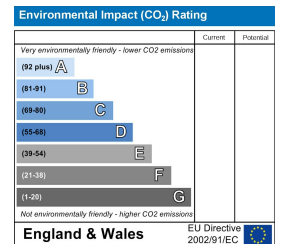
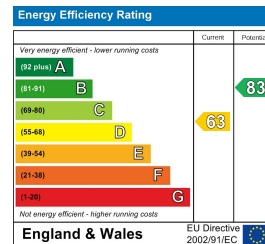
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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