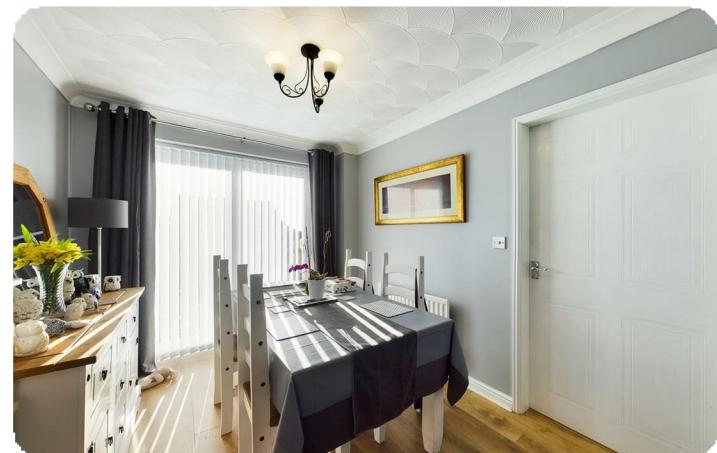




**73 Airedale Drive, Bridlington, YO16 6GL**

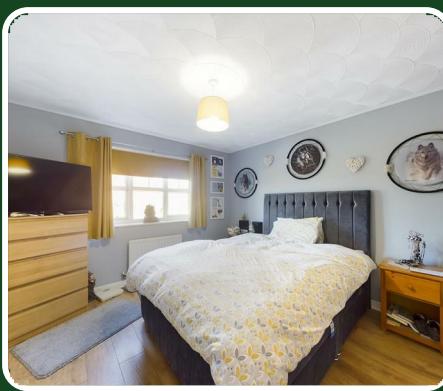
**Price Guide £270,000**



# 73 Airedale Drive

Bridlington, YO16 6GL

**Price Guide £270,000**



A well appointed three bedroom detached house situated on a good size plot in a tucked away position. Located in a prime residential location just off Martongate. Close to facilities such as The Co-op supermarket, the Friendly Foresters public house, Bridlington North Library, local schools and parks nearby. Ideal for a family or retirement.

The property comprises: Ground floor: lounge, dining room, modern kitchen, utility and cloakroom. First floor: three double bedrooms, one en-suite and modern bathroom. Exterior: private driveway with ample parking, garage, enclosed rear garden and extra garden area to the side of the property. UPVC double glazing and gas central heating.

#### **Entrance:**

Composite door into inner hall, central heating radiator.

#### **Lounge:**

13'7" x 10'9" (4.15m x 3.30m)

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

#### **Dining room:**

10'3" x 8'5" (3.14m x 2.58m)

A rear facing room, central heating radiator and upvc double glazed patio doors into the garden.

#### **Kitchen:**

10'2" x 9'7" (3.12m x 2.93m)

Fitted with a range of modern base and wall units, oak worktops, Belfast sink unit, plumbing for washing machine, part wall tiled, extractor, under stairs storage cupboard, upvc double glazed window and central heating radiator.

#### **Utility:**

6'0" x 5'0" (1.83m x 1.53m)

Fitted with cupboards, oak worktop, stainless steel sink unit, plumbing for washing machine, gas boiler, part wall tiled and upvc double glazed door onto the garden.

#### **Cloakroom:**

4'11" x 4'0" (1.52m x 1.24m)

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

#### **First floor:**

Built in storage cupboard housing hot water store.

#### **Bedroom:**

13'0" x 11'1" (3.97m x 3.38m)

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

#### **En-suite:**

5'5" x 5'0" (1.67m x 1.54m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket, upvc double glazed window and central heating radiator.

#### **Bedroom:**

15'3" x 9'3" (4.66m x 2.83m)

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

## **Bedroom:**

10'11" x 8'5" (3.34m x 2.59m)

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

## **Bathroom:**

7'8" x 5'8" (2.34m x 1.74m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Full wall tiled, stainless steel ladder radiator and upvc double glazed window.

## **Exterior:**

To the front of the property is a block paved forecourt and private driveway with ample parking.

## **Garden:**

To the rear of the property is a good size fenced enclosed garden. Paved patio to lawn with borders of shrubs and bushes. To the side of the property is a further fenced enclosed garden area which is mainly paved.

## **Notes:**

Council tax band: D

## **Purchase procedure**

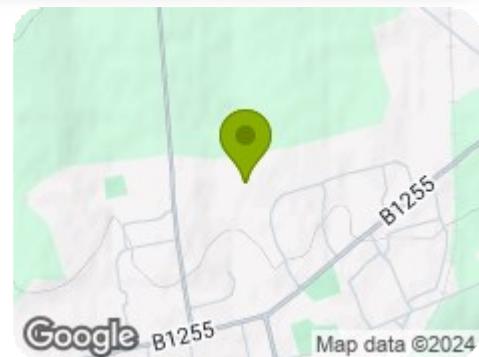
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## **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.





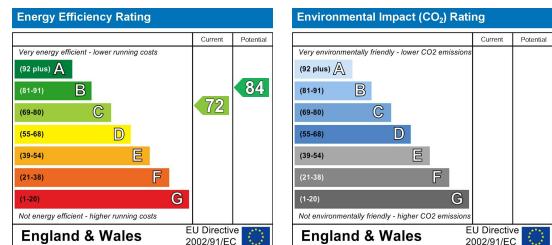
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.