BELT
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25 Sandringham Close, Bridlington, YO16 7EQ

Price Guide £179,950

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The Property Ombudsman
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25 Sandringham Close

Bridlington, YO16 7EQ

Price Guide £179,950





Welcome to Sandringham Close in the coastal town of Bridlington. This well-maintained semi-detached bungalow presents an excellent opportunity for those looking to downsize.

The property features an inviting reception room plus a conservatory, offering ample space for relaxation and entertaining. The two comfortable bedrooms provide a peaceful retreat, while the well-appointed bathroom ensures convenience for everyday living.

The bungalow is thoughtfully designed to cater to modern needs, making it an ideal choice for individuals or couples seeking a manageable home.

Situated just off Bempton Lane, residents will enjoy easy access to local amenities, including a nearby 'Londis' shop, perfect for daily necessities. Additionally, the proximity to bus service routes allows travel to surrounding areas, enhancing the appeal of this lovely home.

Entrance:

Upvc double glazed door into inner porch. 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 2.26m)

Fitted with a range and base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine and upvc double glazed window.

Lounge/diner:

17'4" x 9'10" (5.30m x 3.00m)

A spacious front facing room, electric fire with marble inset and wood surround. Upvc double glazed window and central heating radiator.

Inner hall:

Built in storage cupboard.

Bedroom:

10'0" x 9'4" (3.05m x 2.85m)

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

Bedroom:

10'0" x 8'2" (3.05m x 2.51m)

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

Conservatory:

8'2" x 7'10" (2.50m x 2.39m)

Over looking the garden.

Bathroom:

6'3" x 5'4" (1.92m x 1.64m)

Comprises a bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:
To the front of the property is a open plan garden with lawn and 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 private fence enclosed garden. Decked seating area to mainly paved garden area with shrubs and bushes.

Garage:
Up and over door, power and lighting.

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







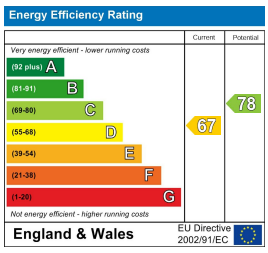
Floor Plan

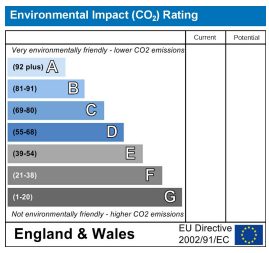


Viewing

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