



22 Eastfield Road, Bridlington, YO16 7DZ

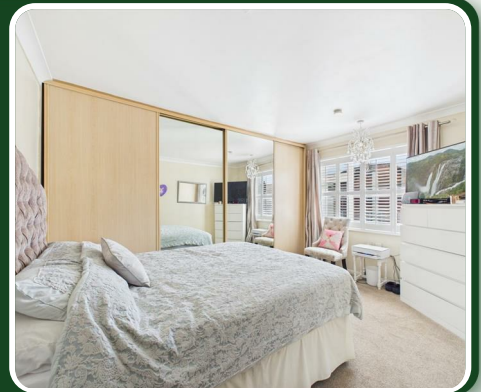
Price Guide £199,950



22 Eastfield Road

Bridlington, YO16 7DZ

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Welcome to Eastfield Road in the coastal town of Bridlington. This semi-detached house offers an ideal family home with ample space and modern comforts.

The property features an inviting reception room and conservatory perfect for both relaxation and entertaining. The lovely sized kitchen/diner is a standout feature, offering a welcoming space for family meals and gatherings. With three well-proportioned bedrooms, providing plenty of room for family members or guests..

The property is presented in move-in condition, with a modern finish throughout, allowing you to settle in with ease.

Families will particularly appreciate the close proximity to local schools and shops, making daily errands and school runs convenient. Additionally, easy access to bus service routes ensures that all amenities are within reach, enhancing the overall appeal of this home.

This home is sure to attract interest, contact our office to arrange a viewing.

Entrance:

Composite door into inner hall, built in cloaks cupboard, oak flooring, upvc double glazed window with fitted shutter blinds and central heating radiator.

Wc:

5'1" x 2'11" (1.55m x 0.91m)

Wc, wash hand basin, tiled floor and upvc double glazed window.

Lounge:

13'3" x 12'9" (4.05m x 3.90m)

A front facing room, gas fire with marble inset and wood surround. Oak flooring, upvc double glazed window with fitted shutter blinds and central heating radiator.

Kitchen/diner:

19'8" x 9'8" (6.01m x 2.95m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, gas combi boiler, plumbing for washing machine, space for a fridge and freezer. Oak flooring, upvc double glazed window with fitted shutter blinds, central heating radiator, upvc double glazed patio doors into the conservatory and upvc double glazed door onto the garden.

Upvc conservatory:

9'5" x 7'10" (2.88m x 2.41m)

Over looking the garden, oak flooring and central heating radiator.

First floor:

Upvc double glazed window.

Bedroom:

13'4" x 8'9" (4.07m x 2.67m)

A front facing double room, built in sliding wardrobes, upvc double glazed window with fitted shutter blinds and central heating radiator. Access to a fully boarded loft space by drop down ladder.

Bedroom:

10'11" x 9'10" (3.34m x 3.01m)

A rear facing double room, built in sliding wardrobe and shelves. Upvc double glazed window with fitted shutter blinds and central heating radiator.

Bedroom:

8'9" x 8'4" (2.67m x 2.55m)

A front facing double room, built in storage cupboard, upvc double glazed window with fitted shutter blinds and central heating radiator.

Bathroom:

8'2" x 5'8" (2.50m x 1.74m)

Comprises a modern suite, bath with shower attachment, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a walled pebbled garden. To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a low maintenance paved garden.

Garage:

Up and over door, power and lighting.

Notes:

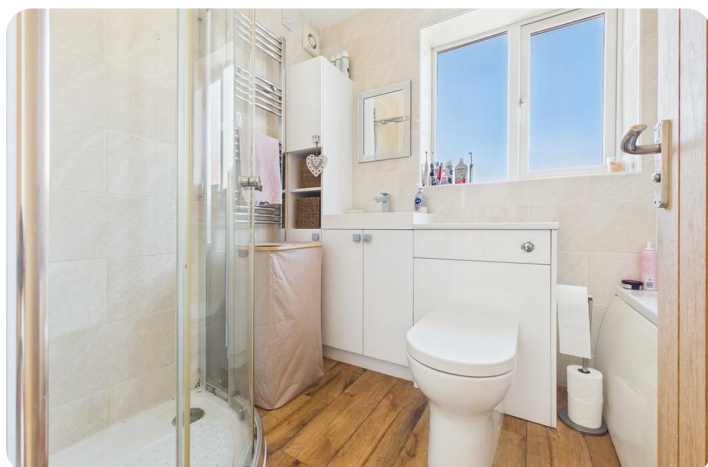
Council tax band B

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:

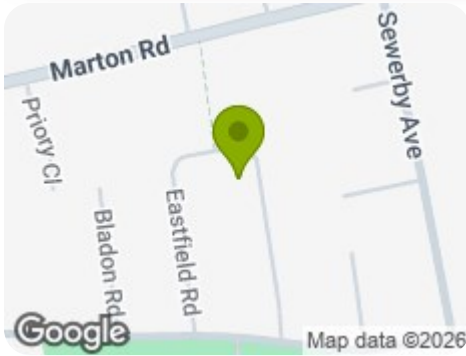
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



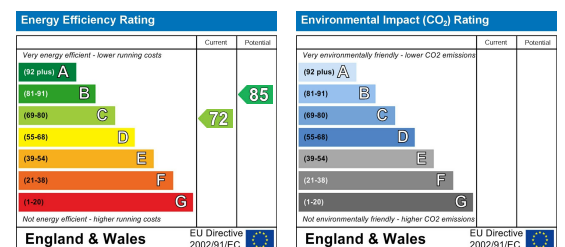
Floor Plan



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



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