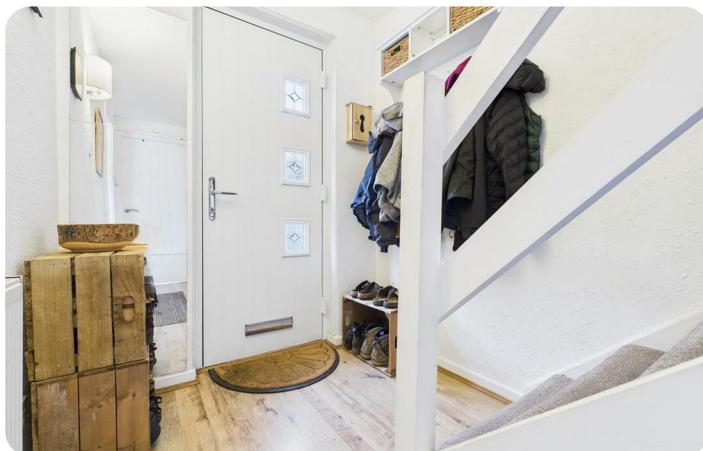




## 25 Rosewood Close, Bridlington, YO16 6UY

Price Guide £169,950



# 25 Rosewood Close

Bridlington, YO16 6UY

**Price Guide £169,950**



Welcome to this semi-detached house located on Rosewood Close in the coastal town of Bridlington.

This property offers a comfortable living space of making it an ideal choice for first-time buyers or those looking to downsize.

The house features a welcoming reception room overlooking the garden that provides a perfect space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for a small family or guests. The bathroom is conveniently located, ensuring ease of access for all.

The home is in good condition throughout and is ready for you to move in without the need for any immediate renovations.

Situated just off Viking Road, this property boasts an excellent location. The Sandsacre shopping centre, schools, supermarkets, and bus routes are all within easy reach, making daily life convenient. The north foreshore and the picturesque village of Sewerby are just a short distance away, offering a wonderful opportunity for coastal living.

With no ongoing chain, this property is ready for a swift and smooth transaction.

Don't miss the chance to make it your own!

## **Entrance:**

Composite door into inner hall, understairs storage cupboard and central heating radiator.

## **Kitchen:**

**10'11" x 5'8" (3.35m x 1.75m)**

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

## **Lounge/diner:**

**15'9" x 11'9" (4.82m x 3.59m)**

A rear facing room, modern electric wall mounted fire, central heating radiator and upvc double glazed patio doors onto the garden.

## **First floor:**

### **Bedroom:**

**11'8" x 11'3" (3.58m x 3.43m)**

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

### **Bedroom:**

**10'2" x 8'7" (3.10m x 2.64m)**

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

### **Bathroom:**

**6'9" x 5'4" (2.06m x 1.63m)**

Comprises bath with plumbed in shower over, wc and

wash hand basin. Wall tiled, panelling, tiled floor, upvc double glazed window and central heating radiator.

#### **Exterior:**

To the front of the property is a open plan pebbled garden.

To the side elevation is a private driveway with ample parking.

#### **Garden:**

To the rear of the property is a fenced garden.

Paved patio, decked patio to lawn. 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:**

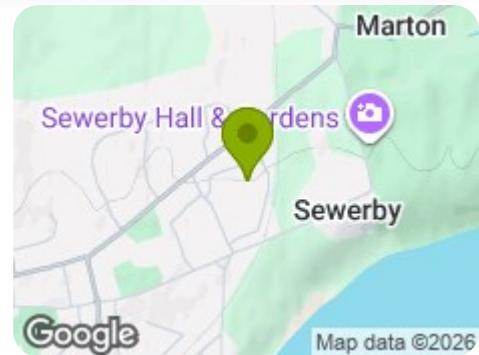
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



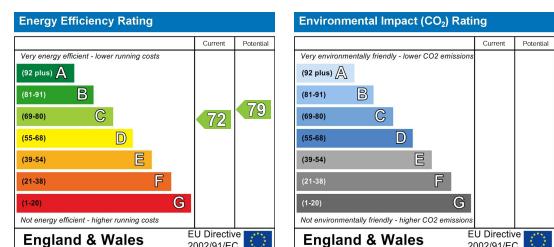
## Floor Plan



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



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