



## 15 Chestnut Close, Bridlington, YO16 6YT

Price Guide £260,000





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Welcome to Chestnut Close in Bridlington - a detached bungalow in a prime north side location.

Comprising two well-proportioned bedrooms, a comfortable reception room, kitchen/diner and bathroom. The property is well presented throughout, making it an inviting space for both relaxation and entertaining.

One of the standout features of this home is the large private garden, providing an ideal outdoor retreat for gardening, leisure, or family gatherings. The property also includes ample private parking ensuring convenience for residents and guests alike.

Conveniently situated near the local Sandsacre shopping centre, restaurants, public houses catering to all your daily needs. For those who enjoy the outdoors, the nearby north beach, Sewerby village, and scenic cliff top walks offer opportunities for exploration and relaxation.

With no ongoing chain, this bungalow is ready for you to move in and make it your own. Whether you are looking for a peaceful retreat or a convenient base to enjoy all that Bridlington has to offer, this property is a wonderful choice. Don't miss the opportunity to view this delightful home.

## **Entrance:**

Upvc double glazed door into inner hall, central heating radiator and two built in storage cupboards.

## **Kitchen/diner:**

10'2" x 10'2" (3.12m x 3.11m)

Fitted with a range of base and wall units, stainless steel

sink unit, electric oven, gas hob with extractor over. Part wall tiled, upvc double glazed window and central heating radiator.

## **Lounge:**

17'11" x 9'10" (5.47m x 3.02m)

A spacious front facing room, modern wall mounted electric fire, upvc double glazed bow window and two central heating radiators.

## **Bedroom:**

12'7" x 9'11" (3.85m x 3.03m)

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

## **Bedroom:**

10'3" x 9'4" (3.14m x 2.85m)

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

## **Bathroom:**

5'4" x 5'4" (1.64m x 1.63m)

Comprises bath with plumbed in shower above, wash hand basin, part wall tiled and upvc double glazed window.

## **WC:**

6'6" x 2'11" (2.00m x 0.89m)

Wc and upvc double glazed window.

### Exterior:

To the front of the property is a open plan garden with lawn and borders of shrubs and bushes.

To the side elevation is a private driveway for parking and garden with lawn.

### Garden:

To the rear of the property is a large private garden. Lawn with borders of fencing and hedges. A timber built shed.

### Notes:

Council tax band C

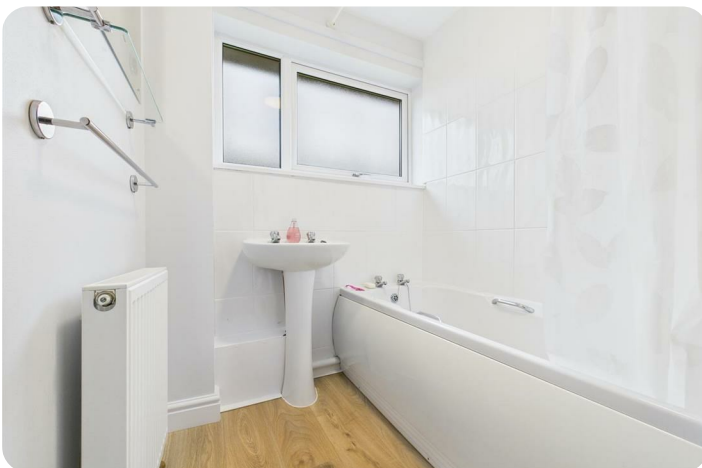
### Purchase procedure

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.



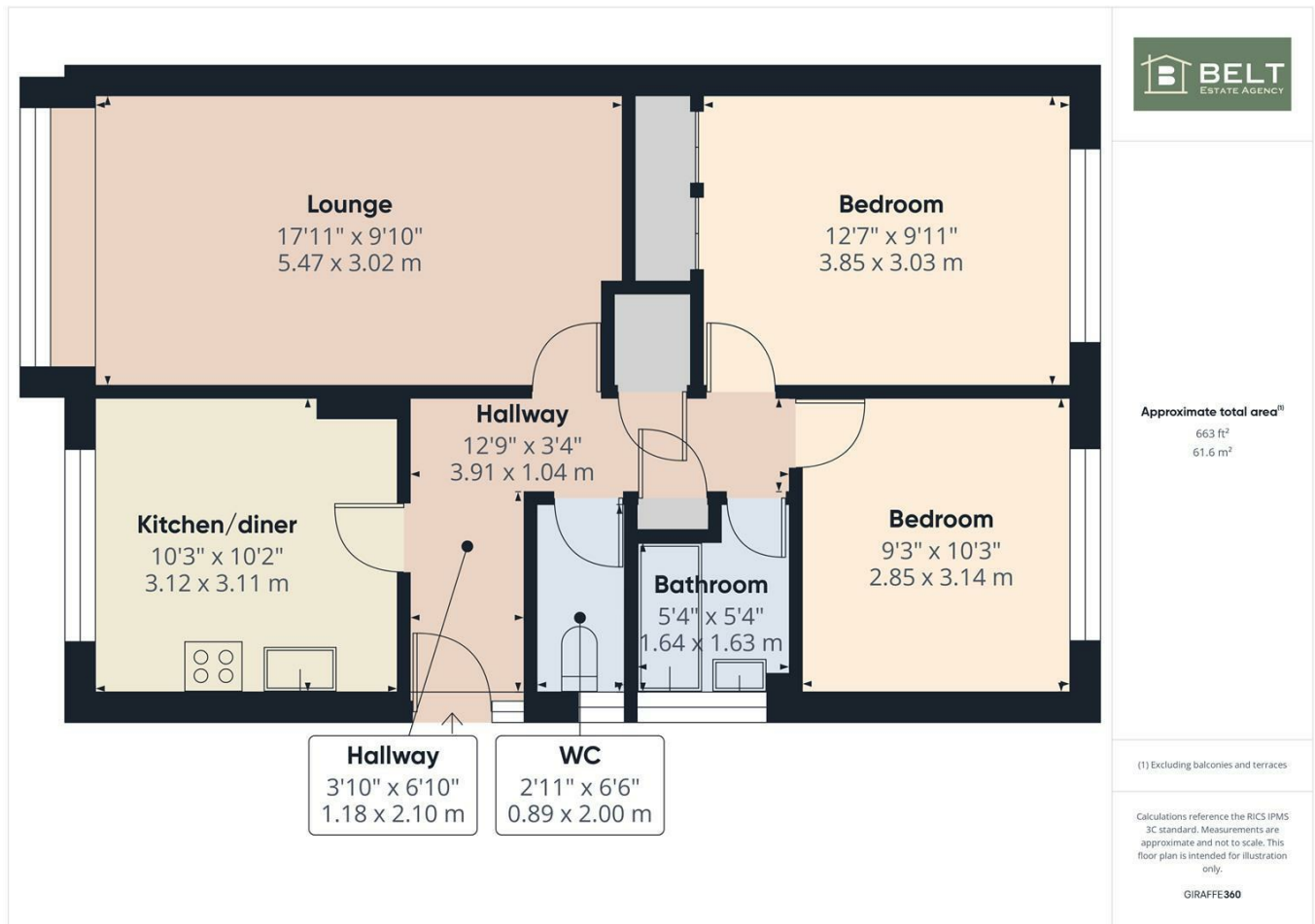
Road Map

Hybrid Map

Terrain Map



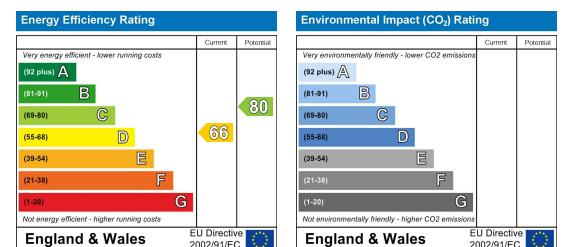
## Floor Plan



## 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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