



12 Kirkham Road, Bridlington, YO16 6ER

Price Guide £150,000



12 Kirkham Road

Bridlington, YO16 6ER

Price Guide £150,000



Welcome to Kirkham Road in Bridlington, where a charming semi-detached bungalow awaits in a peaceful cul-de-sac just off Bempton Lane. This property presents an excellent opportunity for those seeking to downsize, with plenty of potential for modernisation, as reflected in the price guide.

The property features two well-proportioned bedrooms, a welcoming reception room, upvc conservatory and a conveniently located bathroom, making it an ideal choice for individuals or couples seeking a manageable living space.

The location is within close proximity to the local Londis shop for everyday essentials and multiple bus routes that provide easy access to the wider area.

Do not miss the chance to make this lovely property your own.

Entrance:

Composite door into inner hall, built in storage cupboard and access to the loft space.

Lounge/diner:

14'2" x 9'9" (4.33m x 2.99m)

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

Kitchen:

8'0" x 7'0" (2.46m x 2.14m)

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

Upvc conservatory:

6'9" x 5'7" (2.08m x 1.72m)

Over looking the garden.

Bedroom:

12'7" x 9'10" (3.85m x 3.00m)

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

Bedroom:

9'3" x 7'1" (2.84m x 2.16m)

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

Bathroom:

7'0" x 5'2" (2.15m x 1.60m)

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

Exterior:

To the front of the property is a open plan garden with lawn.

To the side elevation is a shared driveway leading to the garage with access required at all times.

Garden:

To the rear of the property is a private fenced garden. Patio area with steps to lawn, borders of shrubs and bushes.

Garage:

Up and over, power and lighting.

Notes:

Council tax band: B

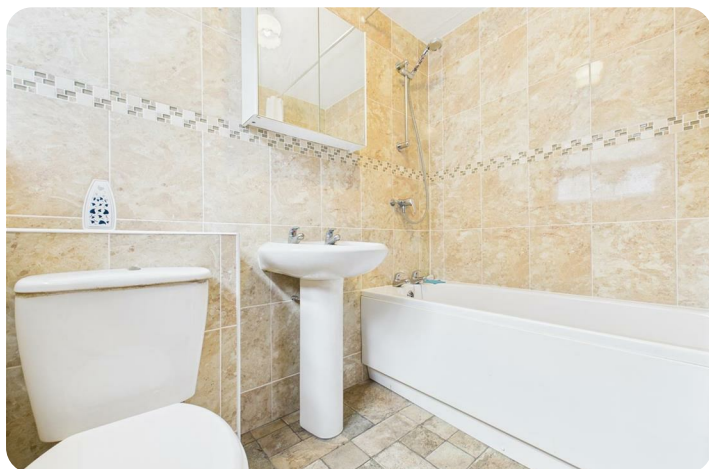
Purchase procedure

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

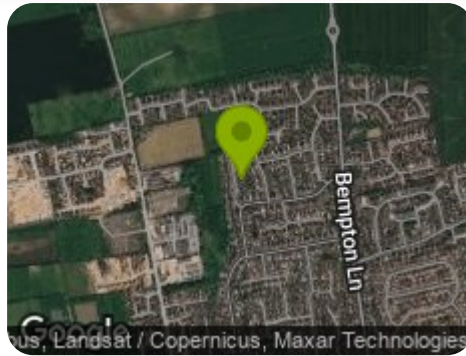
the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



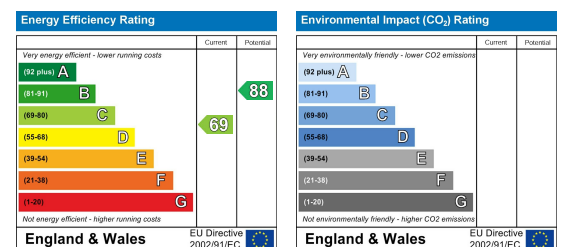
Floor Plan



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.



www.beltsestateagents.co.uk

