



17 Eastfield Road, Bridlington, YO16 7DZ

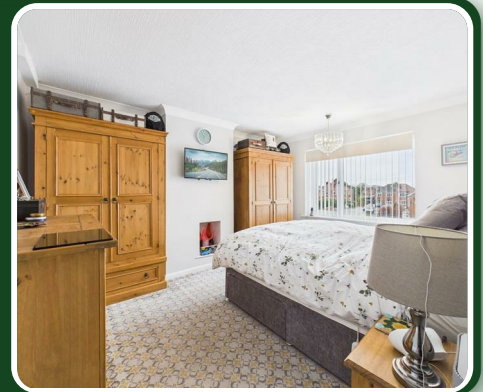
Price Guide £230,000



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Bridlington, YO16 7DZ

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Welcome to Eastfield Road in the coastal town of Bridlington, a spacious and well-presented semi detached house.

This home features on the ground floor a modern kitchen, dining room, sun room and lounge providing ample space for family gatherings and entertaining guests. The layout is designed to accommodate modern family life, ensuring that everyone has their own space while still enjoying the warmth of a family home.

On the first floor three bedrooms and a modern bathroom. The second floor has been thoughtfully extended to include two additional bedrooms.

Outside there is ample private parking with room for a caravan or motorhome and low maintenance rear garden.

Situated just off Sewerby Road, residents will appreciate the proximity to local shops, schools, and bus service routes.

Do not miss the chance to make this delightful home your own.

Entrance:

Upvc double glazed door into inner lobby, upvc double glazed oval window. Door into inner hall, upvc double glazed window and central heating radiator.

Lounge:

17'2" x 12'10" (5.24m x 3.92m)

A front facing room, log burning stove with tiled inset, upvc double glazed window and two central heating radiators.

Dining room:

10'9" x 9'10" (3.29m x 3.00m)

Central heating radiator.

Sun room:

7'4" x 7'2" (2.24m x 2.20m)

Over looking the garden, central heating radiator and upvc double glazed patio doors.

Kitchen:

17'6" x 8'2" (5.35m x 2.49m)

Fitted with a range of base and wall units, solid wood worktops, Belfast sink unit, part wall tiled, floor tiled and understairs storage cupboard. Plumbing for dishwasher, space for fridge/freezer, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear garden.

Wc:

5'4" x 2'5" (1.65m x 0.76m)

Wc and extractor.

First floor:

Upvc double glazed window.

Bedroom:

13'3" x 10'9" (4.05m x 3.28m)

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

Bedroom:

9'0" x 7'1" (2.76m x 2.16m)

A rear facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

8'8" x 8'4" (2.66m x 2.56m)

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

Bathroom:

8'3" x 5'7" (2.52m x 1.72m)

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

Second floor:

Bedroom:

12'10" x 8'11" (3.93m x 2.74m)

A front facing double room, two velux windows and access to the eaves.

Bedroom:

10'10" x 6'11" (3.32m x 2.13m)

A rear facing double room and upvc double glazed window.

Exterior:

To the front of the property is a private driveway with ample parking and room for a caravan or motor home.

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

Garage:

Electric door, power and lighting.

Notes:

Council tax band: B

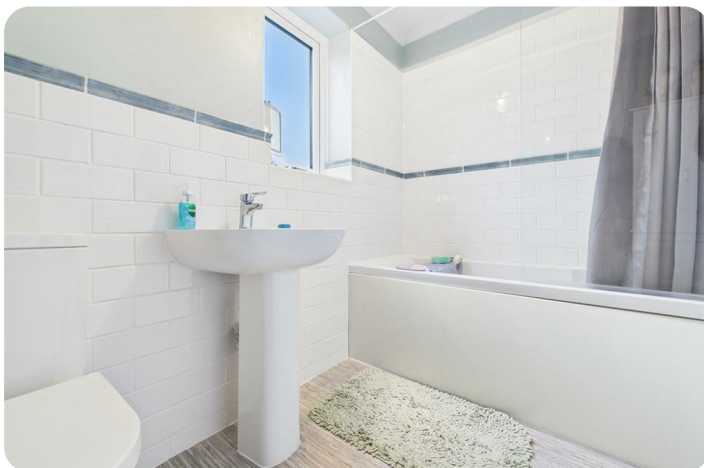
Purchase procedure

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



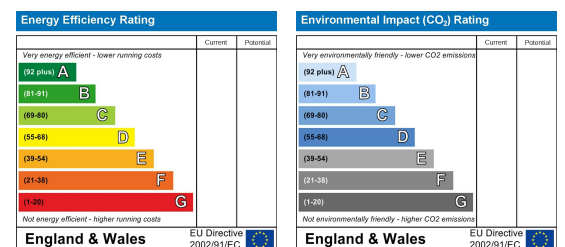
Floor Plan



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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