BELT
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13 Sandsacre Way, Bridlington, YO16 6UB

Price Guide £245,000

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The Property Ombudsman

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13 Sandsacre Way

Bridlington, YO16 6UB

Price Guide £245,000





Welcome to the desirable Sandsacre Way in the coastal town of Bridlington. This detached bungalow presents an excellent opportunity for those looking to downsize without compromising on comfort.

The property features a well-proportioned reception room, offering ample space for relaxation and entertaining. The two bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the household.

One of the standout features of this property is the kitchen extension, which flows into the dining room, perfect for hosting family meals or enjoying quiet evenings. The good-sized rear garden is an inviting outdoor space, ideal for gardening enthusiasts or simply unwinding in the fresh air.

The bungalow's prime location, just off Sewerby Road, means that local shops and restaurants are within easy reach. The North Beach and the charming village of Sewerby are just a short distance away. Scenic cliff-top walks provide breathtaking views of the coastline, perfect for leisurely strolls.

Whether you are looking to downsize or simply seeking a peaceful retreat, this bungalow is a must-see.

Entrance:

Upvc double glazed door into inner porch. Door into inner hall, central heating radiator.

Lounge:

15'4" x 11'10" (4.68m x 3.61m)

A front facing room, gas fire in a marble surround, upvc double glazed bay window, upvc double glazed window and central heating radiator.

Kitchen:

11'10" x 7'4" (3.61m x 2.25m)

Fitted with a range of base and wall units, stainless steel one and a half sink, electric oven and hob. Part wall tiled, plumbing for washing machine and upvc double glazed window. Archway into the dining room.

Dining area:

12'7" x 8'10" (3.86m x 2.71m)

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

Bedroom:

12'3" x 11'6" (3.75m x 3.51m)

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

Bedroom:

9'4" x 8'8" (2.85m x 2.65m)

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

Bathroom:

8'8" x 6'3" (2.65m x 1.93m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, built in storage cupboard, upvc double glazed window and central heating radiator.

Exterior:

The front of the property is paved and pebbled with amp private parking.

Garden:

To the rear of the property is a good size private garden. Paved patio to lawn with borders of shrubs and bushes. Brick built outbuilding/studio.

Garage:

Electric roller door, power and lighting.

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.



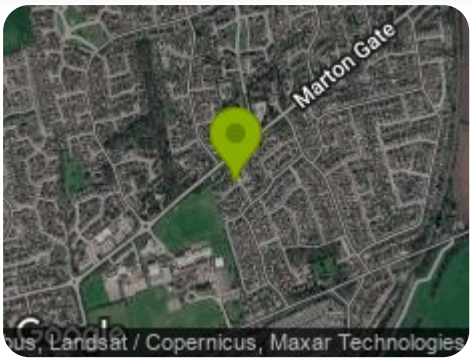






Road Map | Hybrid Map | Terrain Map







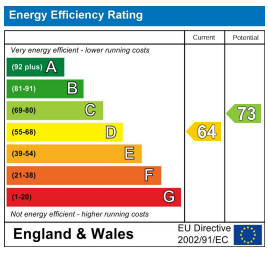
Floor Plan

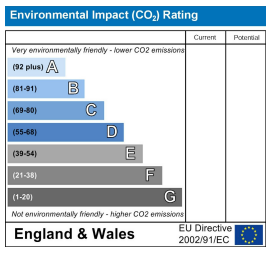


Viewing

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