



65 Neptune Drive, Bridlington, YO16 4EF

Price Guide £136,950



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A well presented two bedroom end terraced house. Situated on a good size corner plot with extensive garden and parking for two cars. Built by Redrow circa 2006. Located in this modern development close to the junction of Brett Street and Quay Road, being convenient for local shops, access to town, sports facility etc. Comprises: ground floor: cloakroom, kitchen, lounge/diner and conservatory. First floor: two double bedrooms and bathroom. Exterior: extensive gardens and parking. UPVC double glazing and gas central heating.

Entrance:

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

Kitchen:

10'0" x 6'0" (3.05m x 1.84m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine and dishwasher, part wall tiled, gas boiler, upvc double glazed window and central heating radiator.

Cloakroom:

5'3" x 3'4" (1.62m x 1.02m)

Comprises, wc, wash hand basin, extractor, granite flooring and central heating radiator.

Lounge:

12'7" x 12'5" (3.86m x 3.79m)

A rear facing room, fireplace with granite inset and wood

surround. Central heating radiator and upvc double glazed patio doors into:

UPVC Conservatory:

12'4" x 6'6", 160'9" (3.78m x 2.49m)

A spacious room overlooking the garden.

First floor:

Central heating radiator.

Bedroom one:

12'7" x 9'10", 118'1" (3.86m x 3.36m)

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

Bedroom two:

12'7" max x 8'2" max (3.86m max x 2.50m max)

A front facing double room, built in storage cupboard housing hot water tank, upvc double glazed window and central heating radiator.

Bathroom:

6'6" x 6'3" (1.99m x 1.93m)

Comprises a modern suite, bath with plumbed in shower above, wc and wash hand basin. Stainless steel ladder radiator, extractor, part wall tiled and shaver socket.

Exterior:

To the front of the property is an open plan garden. Pebbled area for parking for one car and further designated car parking space.

Garden:

To the rear of the property is a good size fenced enclosed garden. Paved patio area to lawn with borders. To the side elevation is a raised pebbled area and two sheds.

Notes:

Council tax band: A

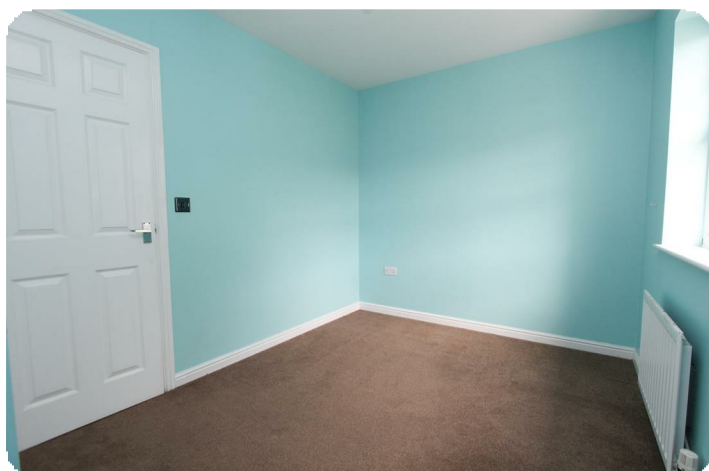
Purchase procedure

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.



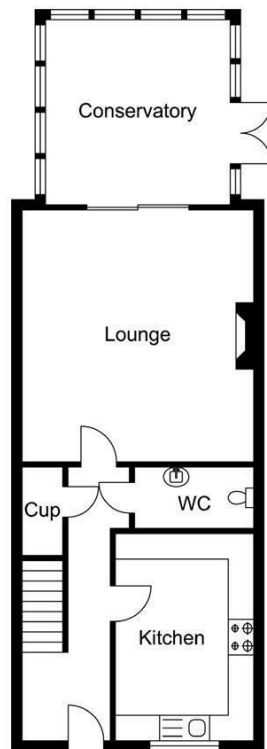
Road Map

Hybrid Map

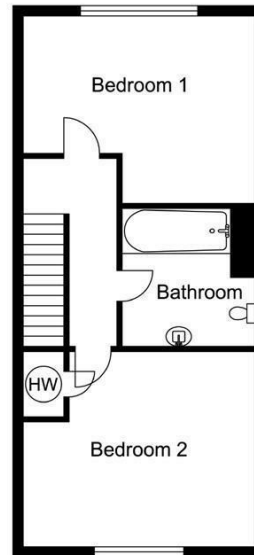
Terrain Map



Floor Plan



Ground Floor



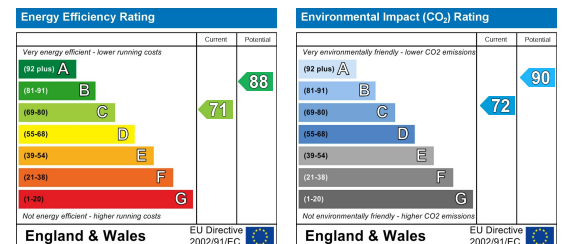
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.