



BELT
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8 Sandsacre Avenue, Bridlington, YO16 6UW

Price Guide £159,950



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A two bedroom semi detached bungalow situated on a good size plot in a prime residential location on the Sandsacre development. Close to local shopping centre with general store, sub-post office, hairdressers and bus service routes. Ideal for retirement.

The property comprises: Lounge, kitchen/diner, two double bedrooms and bathroom. Exterior: good size front and rear gardens. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc door into inner lobby. Door into inner hall, central heating radiator and built in storage cupboard.

Lounge:

13'1" plus bay x 11'10" max (3.99m plus bay x 3.63m max)

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

Kitchen/Diner:

12'8" x 10'4" (3.88m x 3.17m)

A rear facing room, stainless steel sink unit, electric oven and gas hob. Plumbing for washing machine, part wall tiled, two upvc double glazed windows and upvc double glazed door to side elevation.

Bedroom One:

11'10" x 11'11" (3.63m x 3.65m)

A rear facing double room, gas heater and upvc double glazed window.

Bedroom Two:

10'11" x 8'5" (3.34m x 2.58m)

Currently used as a dining room. A front facing double room, upvc double glazed window.

Bathroom:

8'5" max x 6'1" (2.57m max x 1.87m)

Comprises bath with electric shower above, wc and wash hand basin. Built in storage cupboard housing hot water store, part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a low maintenance garden. Paved and pebbled. To the side elevation is a private driveway for parking.

Garden:

To the rear of the property is a good sized fenced garden. Pebbled and paved to lawn and further paved patio area. Two sheds and water point.

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:

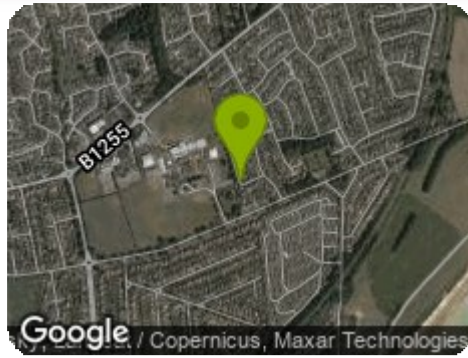
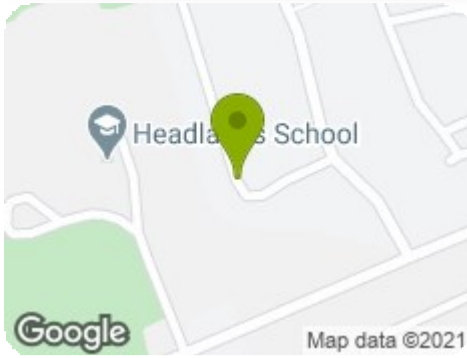
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



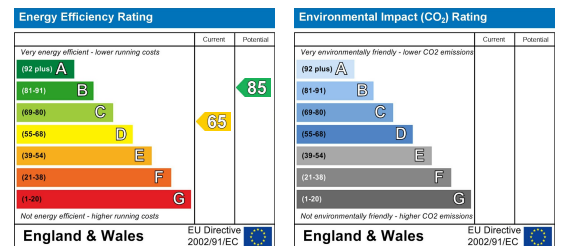
Floor Plan



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.

