



## 39 Thoresby Close, Bridlington, YO16 7EN

**Price Guide £124,950**



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, Bridlington, YO16 7EN

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A modern design semi-detached house situated on the North side of town just off Bempton Lane. Built by Shepherd homes circa 1970's close to local estate shop and bus service routes. Suit first time , retirement , or investment purchaser.

comprises: entrance hall, fitted kitchen, lounge leading to rear conservatory, 1st floor: two bedrooms, white bathroom suite, gas central heating, upvc double glazing, private driveway with ample parking space, garden to front and rear.

### Entrance:

upvc door leads to inner hallway, 1-radiator, stairs angled off.

### Kitchen:

**5'10" x 9'10". (1.79m x 3.02m.)**

A front facing room with part brick style tiling, fitted with range of base and wall units, integrated split level electric oven and gas hob with extractor unit over, plumbing for washer, stainless steel sink. upvc front window.

### Lounge:

**13'0". x 11'10". (3.98m. x 3.61m.)**

A pleasant rear facing lounge with 1-radiator, upvc double glazed French doors leading to:

### Conservatory:

**11'8". x 7'6". (3.56m. x 2.31m.)**

A upvc conservatory with doors leading to rear gardens.

### first floor :

landing : upvc window, access to loft where there is a gas combination central heating boiler.

### Bedroom one:

**11'9". x 8'7" max. (3.60m. x 2.62m max.)**

A front facing double room with 1-radiator, fitted mirrored wardrobes.

### Bedroom two:

**11'2". x 6'10". (3.41m. x 2.09m.)**

A rear facing double room with 1-radiator.

### Bathroom:

**7'7". x 4'7". (2.33m. x 1.40m.)**

A white suite of bath with electric shower over, wash hand basin, w.c. 1-radiator. full wall tiling.

### Exterior:

To the front (West facing) elevation is an open plan lawn with private side driveway with ample parking space. leads to further gates area leading to rear gardens.

### Gardens:

To the rear elevation is an enclosed raised lawn garden with 1-timber shed.

### 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:

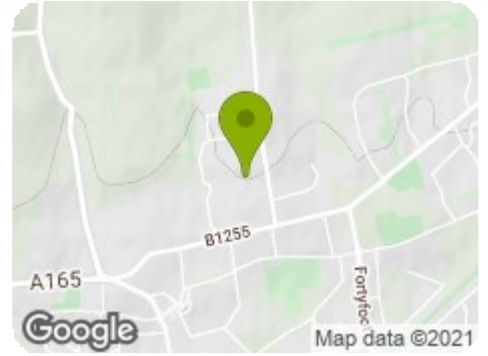
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



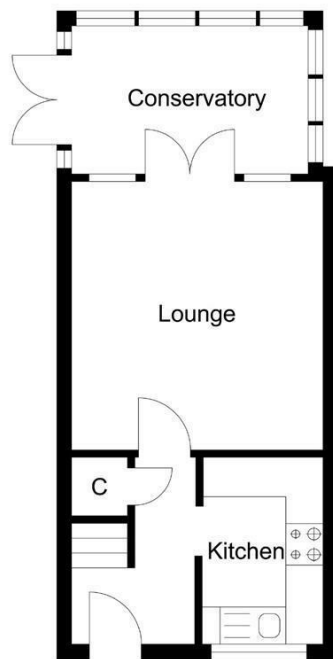
Road Map

Hybrid Map

Terrain Map



## Floor Plan



Ground Floor



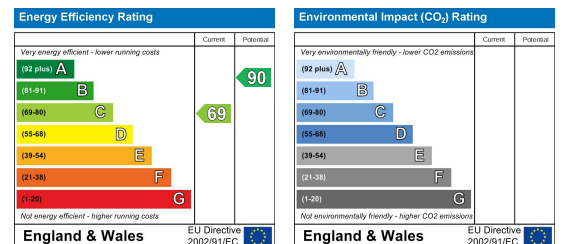
First Floor

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



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