



15 Orchard Close , YO16 6FN

Price Guide £175,000



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, Bridlington, YO16 6FN

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Boutique property are pleased to offer to the open market this immaculate and well maintained two bedroom semi detached home positioned in a popular cul de sac position on Orchard Close, located just off Bempton Lane. The property benefits from a stunning, landscaped garden with raised beds, decking area, offering a fully secure and private space to sit out. The interior offers an entrance lobby, spacious sitting room and fitted kitchen to the ground floor. To the first floor there are two good sized bedrooms and a newly fitted bathroom. With plenty of off-street parking and in a delightful position this property is in move in condition and perfect for a couple or small family.

- Stunning two bedroom semi
- Sought after cul-de-sac position
- Landscaped gardens and off-street parking
- Fully double glazed and gas central heating
- Newly decorated throughout
- Modern fitted bathroom
- Storage sheds and private garden
- NO ONWARD CHAIN IF REQUIRED

Entrance Lobby

3'1 x 4'1 (0.94m x 1.24m)

UPVC double glazed door to the front aspect.

Sitting Room

14'2 x 12'7 (4.32m x 3.84m)

UPVC double glazed window to the front and side aspect, TV point, radiator, stairs leading to the first floor and wood effect flooring.

Kitchen

12'6 x 8'7 (3.81m x 2.62m)

UPVC double glazed window and door to the rear aspect, range of fitted shaker style wall and base units with inset sink and drainer unit, electric cooker point with extractor hood, part tiled walls and plumbing for washing machine.

Guest WC

Low level WC

First Floor Landing

Doors to bedrooms and bathroom and loft access. Part boarded with loft ladder and boiler. (2 years old)

Bedroom One

12'7 x 9'1 (3.84m x 2.77m)

Double room with two UPVC double glazed windows to the front aspect, fitted corner wardrobe and radiator.

Bedroom Two

12'7 x 8'8 (3.84m x 2.64m)

Another double room with UPVC double glazed window to the rear aspect, radiator and fitted wardrobe.

Bathroom

8'2 x 4'8 (2.49m x 1.42m)

Newly fitted white suite with panel bath with rainfall shower over with attachment and screen, low level WC, vanity wash basin, splashback, chrome heated towel rail, overstairs storage cupboard and UPVC double glazed window to the side aspect.

Exterior

To the front of the property there is a paved and decorative frontage with gravel area and paving for off-street parking. There is a side access UPVC door which leads to the side of the property where the current vendor has created a private, paved seating area with outside storage and further access to the rear garden. The rear garden is fully secure and private, landscaped with lawn, decking area and raised planter beds with hedging and fencing to the boundaries. A lovely, well maintained garden creating a delightful outdoor space to relax in.

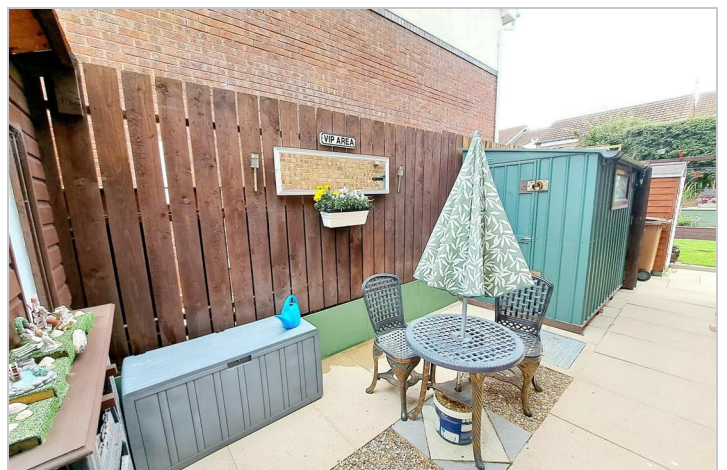
Services

Mains connected to gas, electric, water and drainage.

Council Tax Band B

Location

Orchard Close is located off the Lawns on Bempton Lane. Situated on the northern outskirts of town with regular bus routes into the town centre, a local mini market and small parade of shops. There are schools, supermarket, public library and a public house in the near vicinity.



Road Map



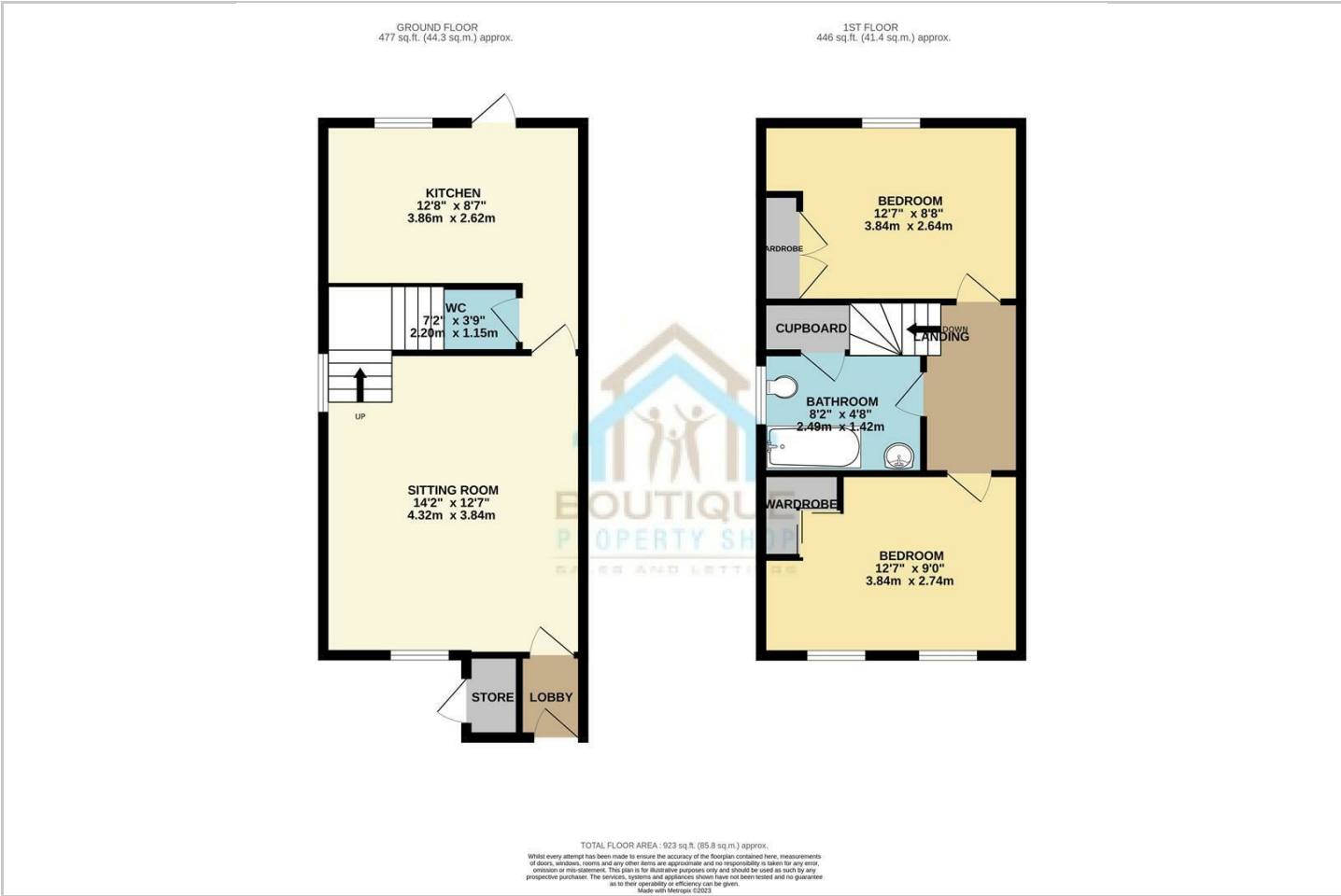
Hybrid Map



Terrain Map



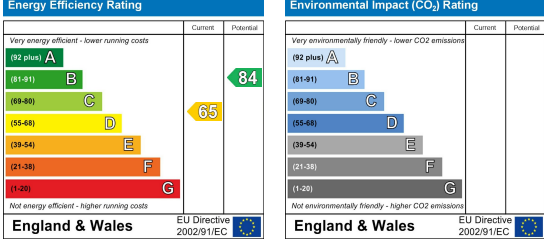
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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