



9 Castle Howard Close, Bridlington, YO16 6YY

Price Guide £274,000



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A well presented three bedroom detached bungalow in this pleasant residential cul-de-sac just off Martongate. Close to facilities such as 'The Co-op' Supermarket, 'The Friendly Foresters' public house, 'Bridlington North Library', bus routes and local parks are also nearby. The property comprises: spacious lounge/diner, modern kitchen, upvc conservatory, three bedrooms, one modern en-suite and modern bathroom. Exterior: private driveway, garage and good size rear garden. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Composite door into inner lobby, central heating radiator.

Lounge/diner:

21'3" x 15'8" (6.48m x 4.78m)

A spacious double aspect "L" shaped room, electric fire in a marble surround, two upvc double glazed windows, two central heating radiators and upvc double glazed french doors into the conservatory.

UPVC conservatory:

8'11" x 8'8" (2.74m x 2.65m)

Over looking the garden.

Kitchen:

10'3" x 7'8" (3.13m x 2.35m)

Fitted with a range of modern base and wall units, under cupboard lighting, ceramic sink unit, Neff electric oven, gas hob with extractor over. Part wall tiled, integrated fridge, plumbing for washing machine, built in storage cupboard housing hot water store and upvc double glazed window.

Bedroom:

10'6" x 10'0" (3.22m x 3.07m)

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

En-suite:

6'8" x 3'10" (2.05m x 1.19m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, ladder radiator and upvc double glazed window.

Bedroom:

10'10" x 7'2" (3.31m x 2.19m)

A front facing double room, fitted wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

7'2" x 6'2" (2.19m x 1.89m)

A front facing single room, fitted wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

6'9" x 5'7" (2.08m x 1.71m)

Comprises modern suite, bath, wc, wash hand basin with vanity unit, part wall tiled, extractor and central heating radiator.

Exterior:

To the front of the property is an open plan garden with

lawn. To the side elevation is a private driveway with ample parking.

Garden:

To the rear of the property is a good size private garden. Paved patio, lawn, pebbled area and a shed.

Garage:

Up and over door and power and lighting.

Notes:

Council tax band: D

Purchase procedure

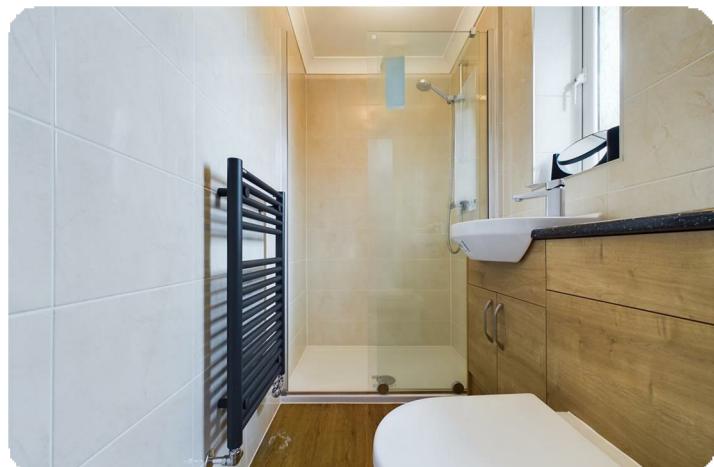
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

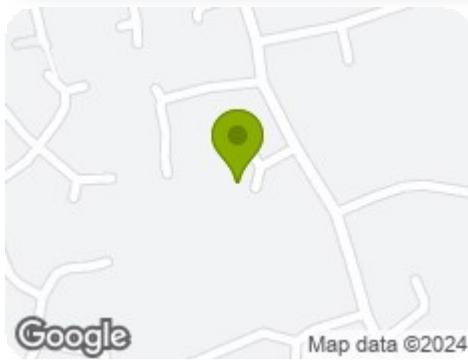
General Notes:

All measurements are approximate and are not intended

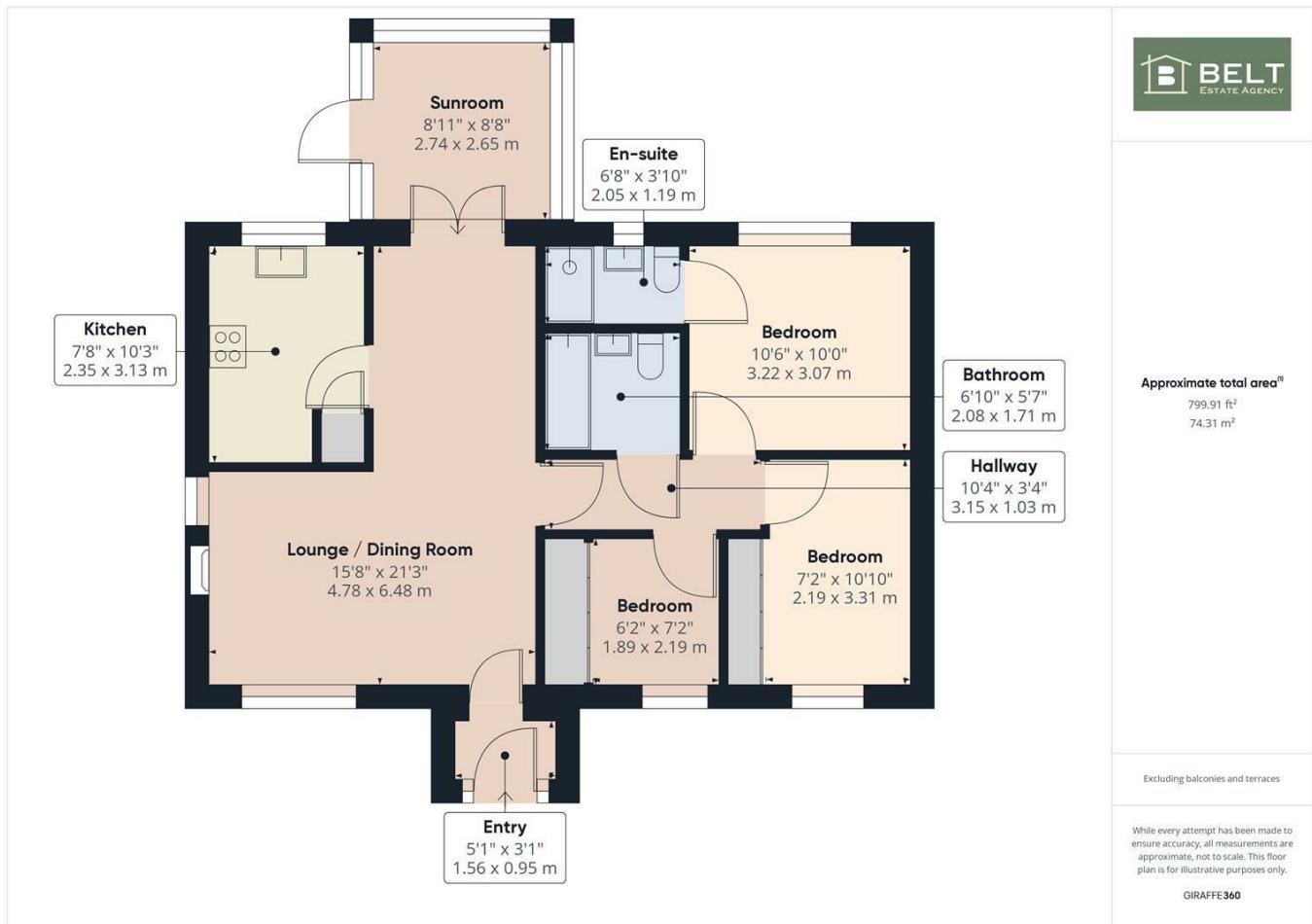
for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection 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.





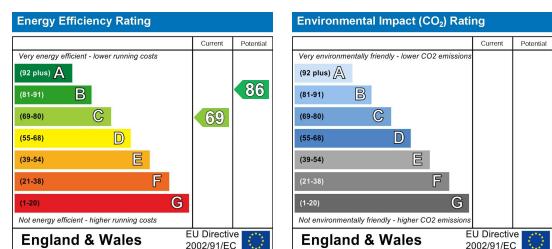
Floor Plan



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.