



36 Partridge Close, Bridlington, YO15 3LQ

Price Guide £259,950



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A three bedroom detached bungalow situated in a tucked away position on a good size plot with well established gardens to the front, side and rear of the property. The property benefits from extensive parking with private driveway, gated access to further parking with room for a caravan or motor home. Located on the southside of Bridlington next to the Lobster Pot public house and restaurant and within a convenient distance of the Belvedere Golf Club and south foreshore. Ideal for retirement. Early viewing advised.

The property comprises: cloakroom, kitchen, spacious lounge/diner, three bedrooms and bathroom. Exterior: gardens, private driveway with extensive parking and garage. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner lobby, central heating radiator and upvc double glazed window.

Cloakroom:

6'6" x 3'3" (2.00m x 1.00m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge/diner:

22'4" x 11'8" (6.82m x 3.56m)

A spacious front facing room, electric fire with marble inset and wood surround. Upvc double glazed window, upvc double glazed bow window and two central heating radiators.

Kitchen:

9'8" x 9'1" (2.96m x 2.79m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine and integrated fridge freezer. Gas combi boiler, upvc double glazed window and upvc double glazed door to the side elevation.

Inner hall:

Built in storage cupboard.

Bedroom one:

12'5" x 9'10" (3.81m x 3.02m)

A spacious rear facing double room, fitted mirrored sliding wardrobes, central heating radiator and upvc double glazed door onto the garden.

Bedroom two:

11'7" x 8'9" (3.54m x 2.69m)

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

Bedroom three:

9'9" x 7'11" (2.98m x 2.42m)

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

Bathroom:

6'10" x 6'5" (2.09m x 1.98m)

Comprises, bath with electric shower above, wc and wash hand basin with vanity unit. Full wall tiled, extractor, shaver

socket, built in cupboards, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a hedged enclosed private garden with lawn and flower beds. To side of the property is a further gardens with lawn.

To the rear of the property is a private driveway for parking leading to gated access to driveway with further extensive parking and room for a caravan/motor home, garden area with lawn.

Garage:

17'1" x 8'11" (5.23m x 2.74m)

Electric door, 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:

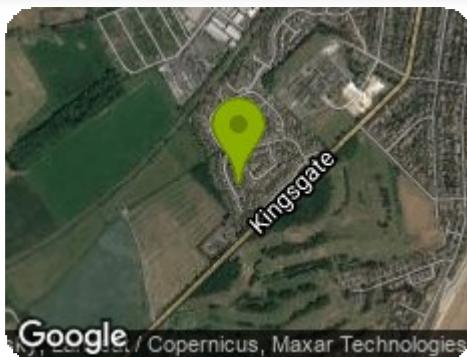
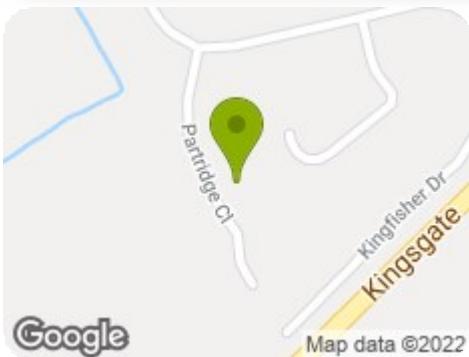
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



Road Map

Hybrid Map

Terrain Map



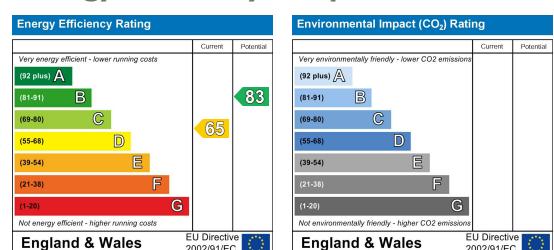
Floor Plan



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.



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