



## 8 Bempton Drive, Bridlington, YO16 7HG

Price Guide £110,000



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A one bedroom semi-detached bungalow situated on this residential development just off Marton Road, within approximately 500 meters of local shops, chemist and convenient for bus service routes.

The property comprises: kitchen, lounge, a double bedroom and bathroom. Exterior: enclosed gardens. Upvc double glazing and gas central heating. No ongoing chain.

#### **Entrance:**

Upvc double glazed side door into:

#### **Kitchen:**

10'9" x 6'5" (3.30m x 1.98m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob, part wall tiled, space for fridge/freezer, upvc double glazed window and central heating radiator.

#### **Lounge:**

16'8" x 10'10" (5.09m x 3.31m)

A front facing room, gas fire with tiled inset and wood surround. Upvc double glazed window and central heating radiator.

#### **Bedroom:**

10'8" x 9'11" (3.26m x 3.04m)

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

#### **Bathroom:**

7'0" x 5'6" (2.14m x 1.68m)

Comprises bath, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

#### **Exterior:**

To the front of the property is a walled paved garden area. Gated side access to the rear garden.

#### **Garden:**

To the rear of the property is a enclosed garden, paved patio area to artificial grass with borders of shrubs and bushes. Timber built summer house.

#### **Notes:**

Council tax band: A

#### **Purchase procedure**

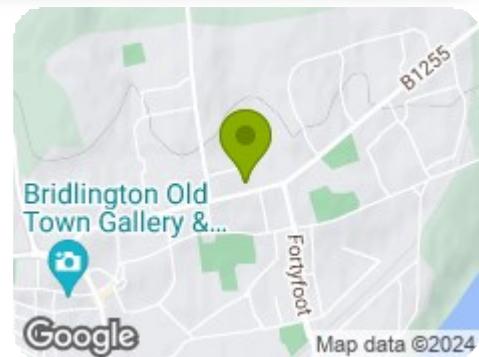
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

#### **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.





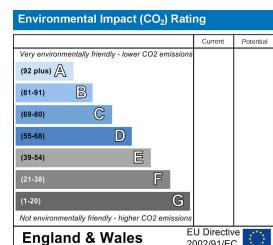
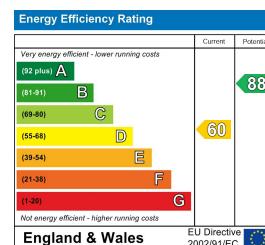
## Floor Plan



## 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.