



39 Oatland Road, Bridlington, YO16 6UJ

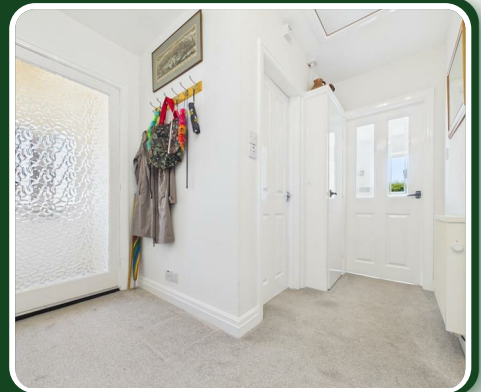
Price Guide £199,950



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Welcome to Oatland Road in the seaside town of Bridlington. This semi-detached bungalow presents an excellent opportunity for those looking to downsize without compromising on comfort or convenience.

With two well-proportioned bedrooms and a modern bathroom, this property is designed for easy living. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The bungalow boasts a contemporary kitchen that is stylish and functional.

The property is in move-in condition, allowing you to settle in without the need for immediate renovations or updates.

Residents will appreciate the close proximity to local shops and restaurant, ensuring that everyday amenities are just a short stroll away.

The stunning North Beach and the picturesque village of Sewerby are merely a stone's throw from your doorstep. Enjoy scenic cliff-top walks that offer views of the coastline, perfect for leisurely strolls.

Whether you are looking to downsize or simply seeking a peaceful retreat by the sea, this property is sure to impress. Don't miss the chance to make this lovely bungalow your new home.

Entrance:

Upvc double glazed door leads into inner porch. Door into inner hall, electric radiator, two built in storage cupboards, one housing hot water store and access to a boarded loft space by drop down ladder.

Lounge/diner:

13'9" x 11'9" (4.20m x 3.60m)

A front facing room, electric fire and wood surround. Upvc double glazed window and central heating radiator.

Kitchen:

11'4" x 8'10" (3.47m x 2.71m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Plumbing for washing machine, pantry, under cupboard lighting, integrated fridge, freezer and dishwasher. Upvc double glazed window, electric radiator and upvc double glazed door onto the garden.

Bedroom:

12'1" x 10'4" (3.69m x 3.15m)

A rear facing double room, built in sliding wardrobes, upvc double glazed window and electric radiator.

Bedroom:

12'2" x 7'10" (3.72m x 2.41m)

A front facing double room, upvc double glazed window and electric radiator.

Bathroom:

7'3" x 5'6" (2.21m x 1.68m)

Comprises a modern suite shower cubicle with electric shower over, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a walled garden with slate and block paving.

To the side elevation is a private block paved driveway for parking leading to the garage.

Garden:

To the rear of the property is a private fenced garden. Mainly pebbled and paved with established borders of shrubs and bushes.

Garage:

Electric door, power, lighting and courtesy door.

Notes:

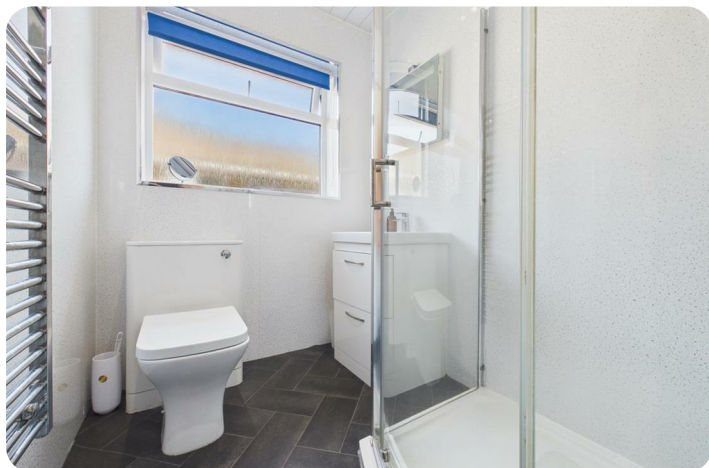
Council tax band B

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:

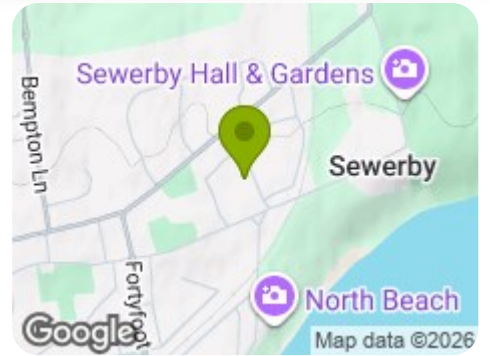
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



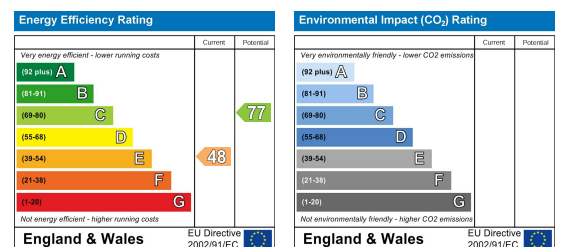
Floor Plan



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



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