



BELT
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69 Harewood Avenue, Bridlington, YO16 7QD

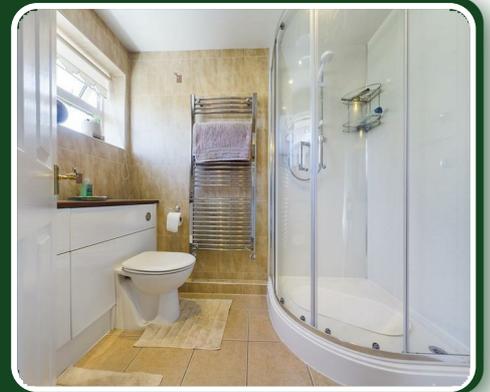
Price Guide £169,950



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A well presented two bedroom semi-detached bungalow situated in this pleasant residential location just off Marton Road. Convenient for bus service routes, schools and Marton Road shops.

The property comprises: spacious lounge/diner, kitchen, two double bedrooms and modern bathroom. Exterior: private driveway with ample parking, garage and enclosed rear garden. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge/diner:

17'7" x 11'10" (5.36m x 3.63m)

A spacious rear facing room, gas fire with brick surround, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen:

8'0" x 7'6" (2.46m x 2.29m)

Fitted with a range of base and wall units, composite one and a half sink unit, part wall tiled, plumbing for washing machine, upvc double glazed window and upvc double glazed door to the side elevation.

Bedroom:

9'10" x 9'9" (3.01m x 2.98m)

A front facing double room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

10'4" x 8'1" (3.15m x 2.47m)

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

Bathroom:

7'3" x 5'3" (2.22m x 1.62m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, built in storage cupboard, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a low maintenance garden with slate. To the side elevation is a private paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden. Paved patio with canopy to lawn with established borders. A shed.

Garage:

Up and over door, power and lighting.

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.



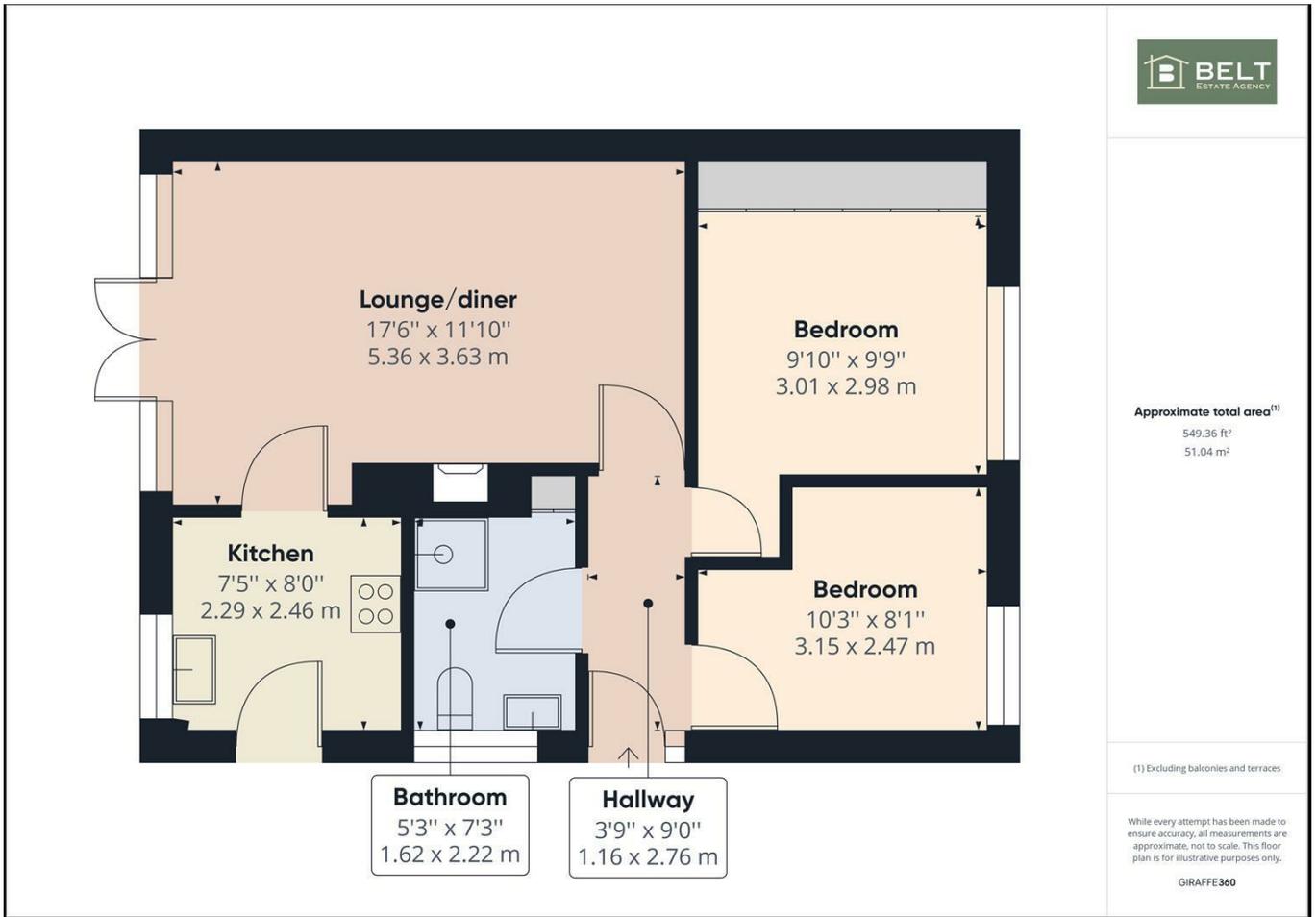
Road Map

Hybrid Map

Terrain Map



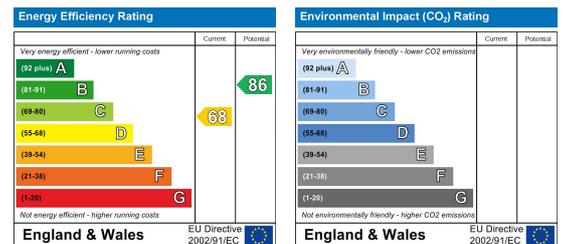
Floor Plan



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



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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