



## 1 Fangdale Court, Bridlington, YO16 6RS

Price Guide £299,995

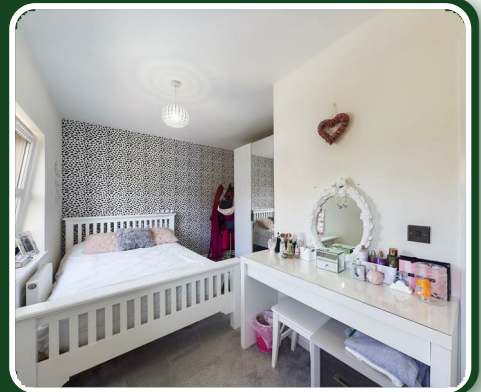




# I Fangdale Court

Bridlington, YO16 6RS

## Price Guide £299,995



A modern design four bedroom detached house situated on this residential development just off Martongate. Convenient for local supermarket, schools, restaurant, public house and library. An ideal family home.

The property comprises: Ground floor: modern kitchen/diner, utility area, cloakroom, dining room and lounge. First floor: four bedrooms, one modern en-suite and modern bathroom. Exterior: private driveway with ample parking, enclosed garden and garage. Upvc double glazing and gas central heating.

### Entrance:

Composite door into inner hall, central heating radiator and tiled floor.

### Kitchen/diner:

12'2" x 7'5" (3.73m x 2.28m)

Fitted with a range of modern base and wall units, composite sink unit, electric double oven and hob with extractor. Part wall tiled, floor tiled, integrated dishwasher, upvc double glazed window. Archway into:

### Utility area:

7'5" x 5'11" (2.28m x 1.82m)

Fitted with modern base and wall units, plumbing for washing machine, gas boiler, part wall tiled, floor tiled, central heating radiator and composite stable door onto the garden.

### Cloakroom:

5'9" x 3'1" (1.77m x 0.96m)

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

### Dining room:

14'3" x 8'7" (4.35m x 2.64m)

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

### Lounge:

15'6" x 11'11" (4.74m x 3.65m)

A rear facing room, log burning stove, central heating radiator and upvc double glazed french doors onto the garden.

### First floor:

Upvc double glazed window and built in storage cupboard housing hot water store.

### Bedroom:

12'1" x 10'6" (3.70m x 3.22m)

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

### En-suite:

8'7" x 4'4" (2.63m x 1.33m)

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

### Bedroom:

14'6" x 9'10" (4.42m x 3.02m)

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

### Bedroom:

9'5" x 8'8" (2.88m x 2.66m)

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

### Bedroom:

8'5" x 7'7" (2.58m x 2.32m)

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

### **Bathroom:**

8'7" x 4'7" (2.62m x 1.42m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin with vanity unit. Part wall tiled, extractor, ladder radiator and upvc double glazed window.

### **Exterior:**

To the front of the property is block paving with borders of hedges. To the side elevation is a private block paved driveway leading to the garage.

### **Garden:**

To the rear of the property is a low maintenance enclosed garden. Block paved patio, decking, slate and borders of shrubs and bushes.

### **Garage:**

Up and over door, power and lighting.

### **Notes:**

Council tax band: D

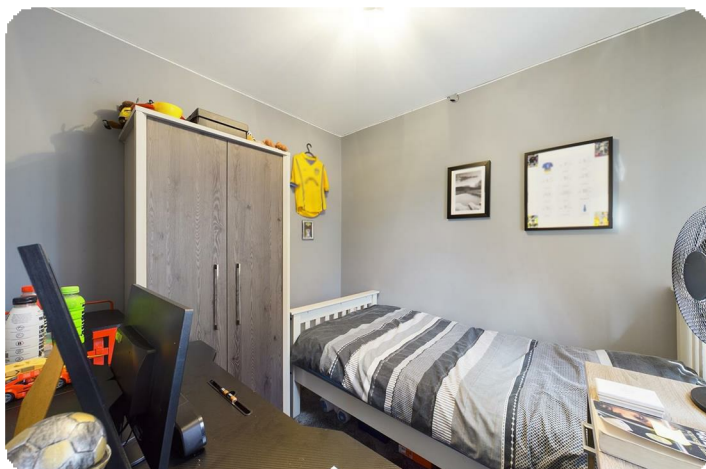
### **Purchase procedure**

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



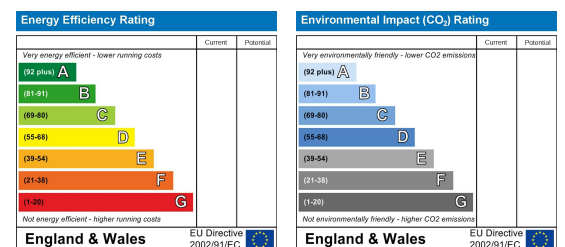
## Floor Plan



## 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.