



**8 Omega Road, Bridlington, YO16 6RJ**

**Price Guide £269,950**



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A traditional two bedroom detached bungalow situated in this prime location just off Fortyfoot on the north side of Bridlington. Convenient for access to town centre and north foreshore is within approximately half a mile. Ideal for retirement. NO ONWARD CHAIN

This deceptively spacious property comprises: lounge, kitchen/diner, conservatory, two double bedrooms, separate wc and bathroom. Exterior: established enclosed rear garden, private driveway for parking and garage.

#### **Entrance:**

Upvc double glazed door into inner lobby. Door into inner hall, central heating radiator and built in storage cupboard. Access to a fully boarded loft.

#### **Lounge:**

16'1" x 12'5" (4.91m x 3.79m)

A spacious front facing room, electric fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

#### **Kitchen/diner:**

17'5" x 12'5" (5.31m x 3.80m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, extractor, built in storage cupboard housing gas combi boiler, upvc double glazed window, single glazed window, central heating radiator and door into:

#### **Conservatory:**

13'3" x 6'7" (4.04m x 2.02)

A rear facing room overlooking the garden, upvc double glazed windows.

#### **Bedroom:**

12'11" x 10'11" (3.95m x 3.34m)

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

#### **Bedroom:**

12'11" x 10'11" (3.94m x 3.34m)

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

#### **Bathroom:**

5'10" x 5'5" (1.79m x 1.66m)

Comprises bath, wash hand basin with vanity unit, full wall tiled, upvc double glazed window and central heating radiator.

#### **Separate wc:**

7'0" x 2'11" (2.14m x 0.89m)

Wc, part wall tiled and upvc double glazed window.

#### **Exterior:**

To the front of the property is a enclosed garden with raised flower bed. To the side elevation is a private driveway for parking leading to the garage.

### **Garden:**

To the rear of the property is a established private enclosed garden. Paved patio, lawn, flower beds and borders of shrubs and bushes. Two sheds.

### **Garage:**

Double opening doors, power and lighting.

### **Notes:**

Council tax band: C

### **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



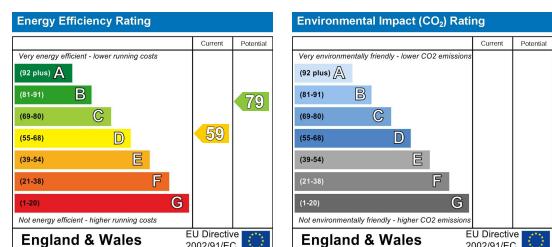
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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