



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



66 Bempton Oval, Bridlington, YO16 7HN

Price Guide £135,000



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Welcome to Bempton Oval in the coastal town of Bridlington, a one bedroom semi-detached bungalow that presents an excellent opportunity for those looking to downsize.

The property comprises lounge, kitchen, sun room, one bedroom and bathroom. Exterior: rear garden and off road parking.

The absence of an ongoing chain, allows a smooth and efficient purchasing process.

Situated on this pleasant residential development just off Marton Road. Close to local shops, chemist and convenient for bus service routes.

This semi-detached bungalow on Bempton Oval is a great choice with its practical layout and potential for personalisation, it is a must-see for prospective buyers.

Entrance:

Upvc double glazed side door leads directly into the lounge.

Lounge:

15'0" x 10'7" (4.59m x 3.25m)

A front facing room, gas fire with marble inset and wood surround. Built in storage cupboards, upvc double glazed bay window and central heating radiator.

Kitchen:

10'7" x 5'4" (3.25m x 1.64m)

Fitted with a range of base and wall units, stainless steel sink unit, full wall tiled, gas boiler, plumbing for washing machine, extractor, upvc double window and access to the loft.

Bedroom:

10'9" x 10'8" (3.30m x 3.27m)

A rear facing double room, built in wardrobes and cupboards. Central heating radiator, two single glazed windows and door into the sun room.

Sun room:

9'10" x 9'3" (3.01m x 2.82m)

Over looking the garden, upvc double glazed windows, central heating radiator and upvc double glazed door.

Bathroom:

6'3" x 5'4" (1.92m x 1.65m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Wall tiled, shower panelling, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is gated access to a private car parking space.

Garden:

To the rear of the property is a fenced garden. Large paved patio to lawn, borders of shrubs and bushes. Timber built sheds.

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.



Road Map

Hybrid Map

Terrain Map



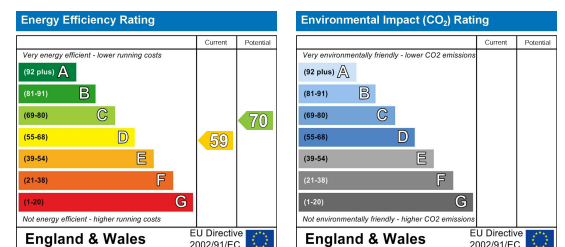
Floor Plan



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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