



**BELT**  
ESTATE AGENCY

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

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



**43 Bampton Oval, Bridlington, YO16 7HW**

**Price Guide £169,950**



# 43 Bempton Oval

Bridlington, YO16 7HW

## Price Guide £169,950



Welcome to this semi-detached bungalow located in the sought-after area of Bempton Oval, Bridlington. This delightful property boasts a modernised interior throughout, offering a perfect blend of comfort and style. With a total of 689 sq ft, this property offers a comfortable living space that is easy to maintain. The private rear garden is perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

The property comprises: lounge, kitchen, two double bedrooms and bathroom.

Additionally, the property is being offered with no ongoing chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this beautiful bungalow in a prime location. Contact us today to arrange a viewing and make this bungalow your new home!

### Entrance:

Double door into inner porch. Door into inner hall, central heating radiator.

### Lounge:

12'9" x 12'7" (3.89m x 3.85m)

A front facing room, electric fire with marble inset and wood surround. Built in storage cupboard and shelves. Upvc double glazed window and central heating radiator.

### Kitchen:

12'7" x 7'3" (3.85m x 2.23m)

Fitted with a range of modern base and wall units,

stainless steel sink unit, electric oven and hob with extractor over. Gas combi boiler, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

### Bedroom:

11'5" x 9'7" (3.49m x 2.94m)

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

### Bedroom:

9'9" x 8'5" (2.98m x 2.59m)

A front facing double room, built in modern wardrobe, upvc double glazed window and central heating radiator.

### Bathroom:

7'3" x 4'7" (2.23m x 1.41m)

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

### Exterior:

To the front of the property is a pebbled garden with borders.

To the side elevation is a shared driveway leading to the garage.

### Garden:

To the rear of the property is a fenced private garden, lawn, paved patio, borders of shrubs and bushes.

### Garage:

Double opening doors.

### 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.



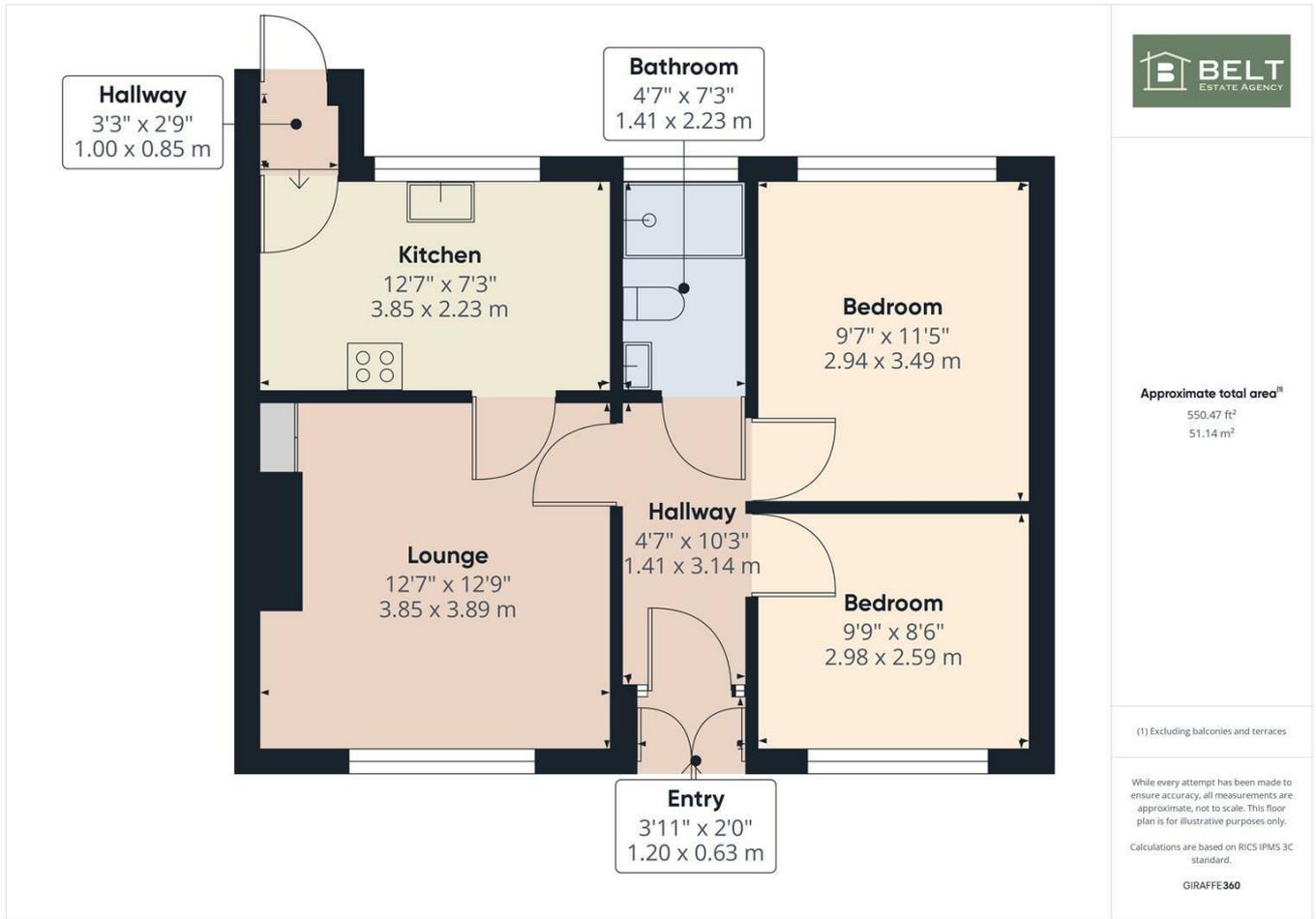
Road Map

Hybrid Map

Terrain Map



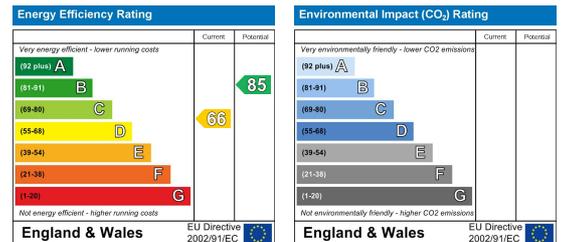
### Floor Plan



### 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.



www.beltsestateagents.co.uk

