



**13 St. Christopher Road, Bridlington, YO16 4DR**

**Price Guide £159,950**



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Welcome to the sought-after 'Saints' area of Bridlington, a detached bungalow on St. Christopher Road.

The property features two well-proportioned bedrooms, making it an ideal choice for couples or individuals.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The bungalow also boasts a well-appointed bathroom, catering to all your daily needs.

Situated in a peaceful cul-de-sac, it provides a serene environment while still being close to local amenities. Residents will appreciate the proximity to nearby parks, a bowling club, and easy access to the town centre and the beautiful north beach.

Don't miss the chance to make this lovely home your own.

## **Entrance:**

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

## **Lounge:**

A front facing room, electric fire with a wood surround, upvc double glazed bay window and central heating radiator.

## **Dining room:**

A side facing room, built in storage cupboards, upvc double glazed window and central heating radiator.

## **Kitchen:**

Fitted with a range of base and wall units, composite one

and a half sink unit, gas boiler, full wall tiled and floor tiled. Plumbing for washing machine, three upvc double glazed windows, central heating radiator and upvc double glazed door to the side elevation.

## **Bedroom:**

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

## **Bedroom:**

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

## **Bathroom:**

Comprises bath with shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

## **Exterior:**

To the front of the property is a walled garden.

To the side elevation is a private driveway leading to a car port and the garage.

## **Garden:**

To the rear of the property is a low maintenance blocked paved and pebbled garden. Gazebo and borders of shrubs and bushes.

## **Garage:**

Up and over door, 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.



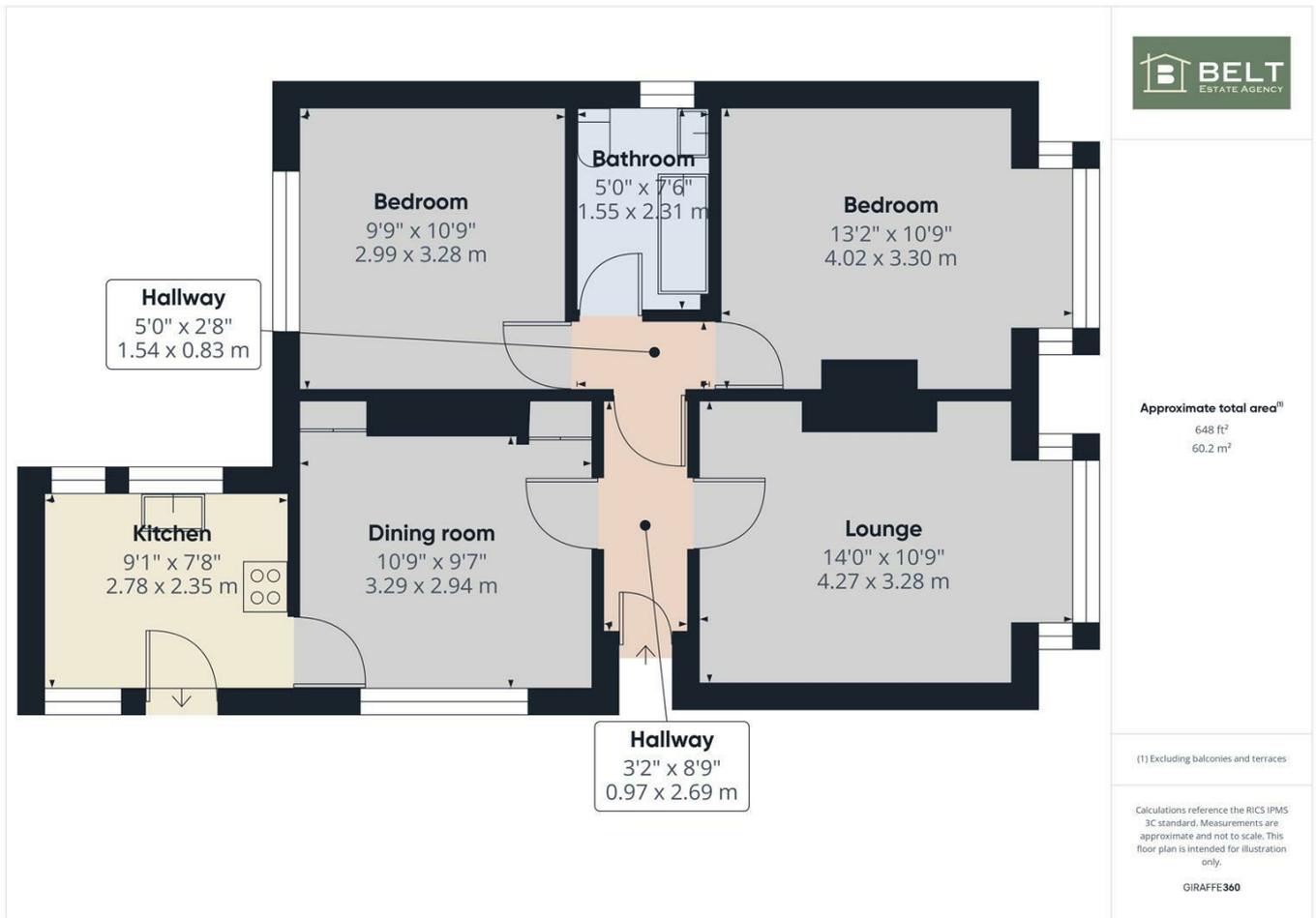
Road Map

Hybrid Map

Terrain Map



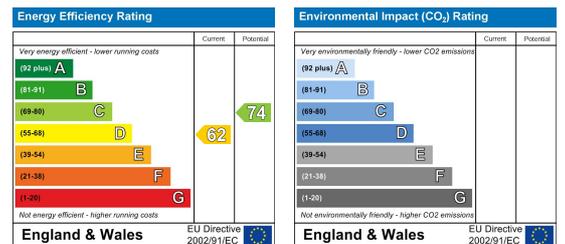
### Floor Plan



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



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