



**69 Darwin Road, Bridlington, YO16 6HZ**

**Price Guide £199,950**



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A well presented one bedroom detached bungalow located in a popular residential area just off Bempton Lane. Within close proximity there is a supermarket, local shops, post office and a public house & restaurant.

The property comprises: kitchen, lounge/diner, upvc conservatory, a spacious bedroom and bathroom. Exterior: private driveway with ample parking, enclosed private rear garden and garage. Upvc double glazing and gas central heating. No ongoing chain.

#### **Entrance:**

Upvc double doors into inner porch. Door into inner hall, built in storage cupboard housing gas combi boiler and central heating radiator.

#### **Kitchen:**

9'3" x 8'8" (2.82m x 2.66m)

Fitted with a range of base and wall units, stainless steel double sink unit, electric hob, plumbing for washing machine and dishwasher. Part wall tiled, upvc double glazed window and central heating radiator.

#### **Lounge/diner:**

21'0" x 11'6" (6.41m x 3.52m)

A rear facing room, brick fireplace, three central heating radiators, upvc double glazed patio doors onto the garden and upvc double glazed patio doors into:

#### **Upvc conservatory:**

13'1" x 8'0" (4.01m x 2.46m)

Over looking the garden, central heating radiator and side courtsey door into the garage.

#### **Bedroom:**

15'2" x 11'3" (4.64m x 3.45m)

A spacious front facing double room, built in wardrobes and drawers. Upvc double glazed window and central heating radiator.

#### **Bathroom:**

6'9" x 5'4" (2.06m x 1.65m)

Comprises electric shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

#### **Exterior:**

To the front of the property is a open plan garden. Paved to raised pebbled flower beds with shrubs and bushes. To the side elevation is a private driveway with ample parking leading to the garage.

#### **Garden:**

To the rear of the property is a private enclosed garden. Mainly paved, borders of pebbles, shrubs and bushes.

#### **Garage:**

Electric door, power and lighting.

#### **Notes:**

Council tax band: C

#### **Purchase procedure**

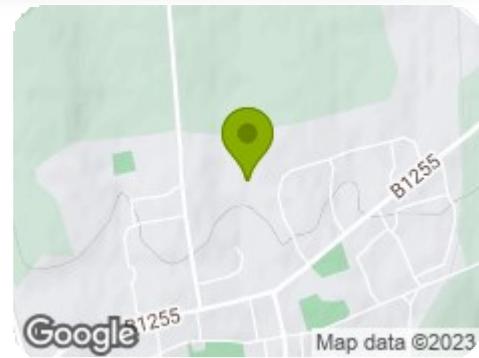
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to

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.





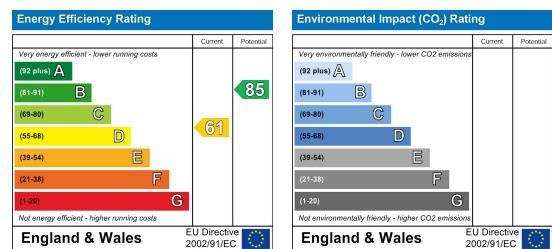
## Floor Plan



## 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.