



43 Marton Road, Bridlington, YO16 7PR

Price Guide £199,950



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Welcome to Marton Road in the coastal town of Bridlington. This three-bedroom semi-detached house presents an ideal opportunity for families seeking a comfortable and convenient home. The property has been thoughtfully improved by the current owners, ensuring a welcoming atmosphere throughout. Upon entering, you will find three reception rooms, perfect for both relaxation and entertaining. The layout offers flexibility, allowing you to create distinct areas for family gatherings or quiet evenings in. The well-appointed bathroom caters to the needs of the household, while the three bedrooms provide ample space for rest.

One of the standout features of this property is the generous parking provision, this feature is particularly advantageous for families or those who enjoy hosting guests.

Situated on the north side of Bridlington, the home is conveniently located near local schools and a parade of shops, making daily errands a breeze. Additionally, the old town is just a short distance away, offering a selection of shops, eateries, galleries, and public houses.

This semi-detached house is a must-see for anyone looking to settle in Bridlington.

Entrance:

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

Wc:

4'9" x 2'5" (1.47m x 0.74m)

Wc, wash hand basin, wall panelling, understairs storage cupboard and upvc double glazed window.

Lounge:

12'8" x 10'7" (3.87m x 3.24m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed window and central heating radiator. Archway into the dining room.

Dining room:

9'2" x 8'10" (2.80m x 2.70m)

A rear facing room, central heating radiator and upvc double glazed French doors into the conservatory.

Kitchen:

9'2" x 9'2" (2.81m x 2.80m)

Fitted with a range of modern base and wall units, composite sink unit, extractor over, part wall tiled, plumbing for washing machine and dishwasher. Wall panelling, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

Upvc conservatory:

10'1" x 7'6" (3.08m x 2.29m)

Over looking the garden, central heating radiator.

First floor:

Beep built in storage cupboard with central heating radiator, upvc double glazed window, central heating radiator and access to a boarded loft space by drop down ladder with power and lighting.

Bedroom:

10'5" x 10'4" (3.20m x 3.16m)

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

Bedroom:

10'8" x 9'1" (3.26m x 2.77m)

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

Bedroom:

7'10" x 7'7" (2.41m x 2.33m)

A front facing single room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bathroom:

7'5" x 5'6" (2.27m x 1.68m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a slate parking area.

To the side elevation is a private driveway with further parking leading to the garage.

Garden:

To the rear of the property is a private fenced garden, paved patio to lawn. A shed, power point and water point.

Garage:

19'6" x 10'1" (5.95m x 3.08m)

Up and over door, power, lighting, upvc double glazed window and upvc double glazed courtesy door.

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



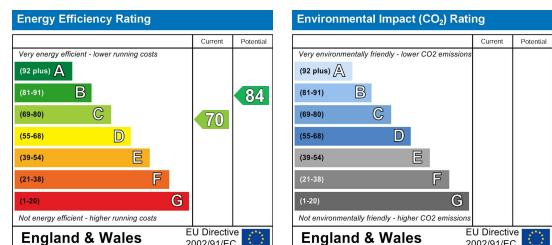
Floor Plan



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

