



**BELT**  
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**42 Martongate, Bridlington, YO16 6YD**

**Price Guide £299,950**



# 42 Martongate

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A well presented three bedroom detached dormer bungalow situated in prime location on Martongate. Convenient for local facilities close by such as supermarket, restaurant/inn, schools, bus routes and public library. Ideal for retirement.

The property comprises: Ground floor: spacious entrance hall, modern kitchen/diner, spacious lounge, sun room, a double bedroom/dining room and modern bathroom. First floor: two further double bedrooms and wc. Exterior: gardens and garage. Upvc double glazing and gas central heating.

## Entrance:

Composite door into inner lobby, side courtesy door into the garage. Door into a spacious inner hall, central heating radiator and staircase to first floor.

## Kitchen/diner:

13'9" x 11'2" (4.20m x 3.42m)

Fitted with a range of modern base and wall units, stainless steel sink unit, free standing range style oven with gas hob and extractor over. Plumbing for dishwasher, space for a fridge/freezer, part wall tiled, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

## Lounge:

15'10" x 14'8" (4.85m x 4.48m)

A spacious rear facing room, log burning stove, two upvc double glazed windows, central heating radiator and upvc double glazed patio doors into:

## Sun room:

11'11" x 7'10" (3.64m x 2.41m)

Upvc double glazed windows, central heating radiator and door onto the garden.

## Bedroom/dining room:

11'10" x 11'5" (3.62m x 3.48m)

A front facing double room, two upvc double glazed windows and central heating radiator.

## Bathroom:

8'9" x 8'8" (2.67m x 2.66m)

Comprises a modern suite, free standing roll top bath, shower cubicle with plumbed in shower, wc and wash hand basin. Extractor, upvc double glazed window and traditional towel rail.

## First floor:

Upvc double glazed window, central heating and built in storage cupboard with central heating radiator.

## Bedroom:

14'7" x 11'11" (4.45m x 3.64m)

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

## Bedroom:

14'6" x 8'11" (4.43m x 2.73m)

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

**Wc:**

7'3" x 3'7" (2.23m x 1.11m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and stainless steel ladder radiator.

**Exterior:**

To the front of the property is a garden area with lawn, block paved driveway with ample parking.

**Garden:**

To the rear of the property is a fenced enclosed garden. Decked patio area, lawn with borders, pebbled area and large shed.

**Garage:**

17'1" x 9'0" (5.23m x 2.75m)

Up and over door, utility area with fitted with base and wall units, plumbing for washing machine and Belfast sink.

**Notes:**

Council tax band: D

**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:**

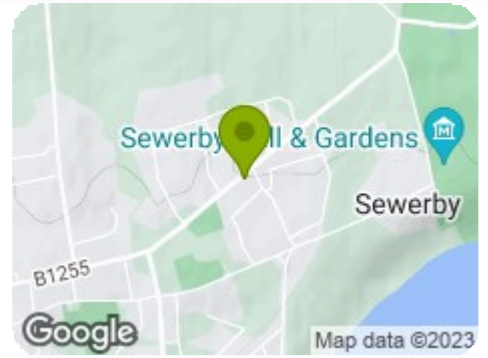
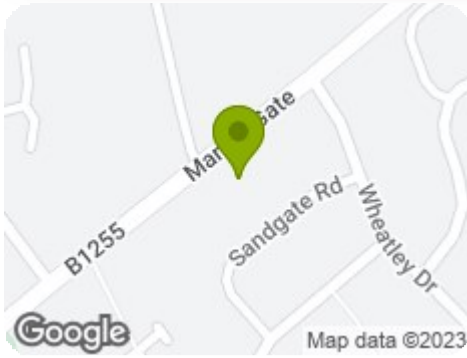
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



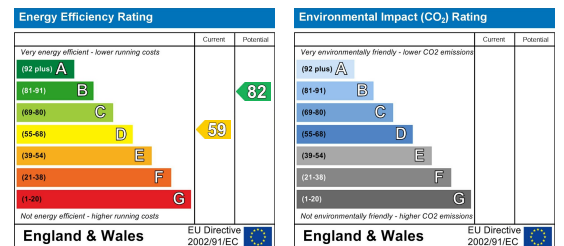
## Floor Plan



## 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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