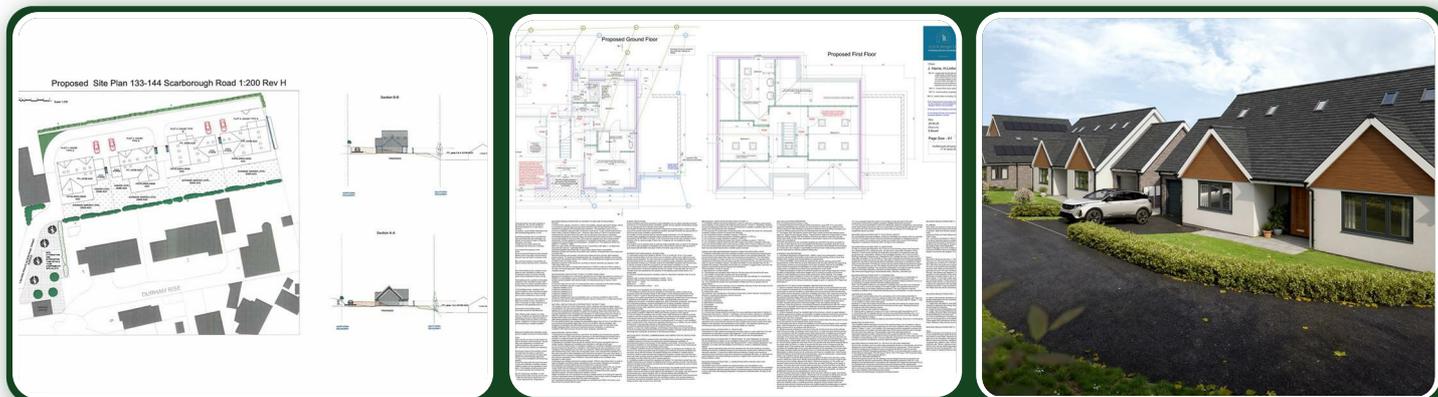




# 133-144 Scarborough Road

Bridlington, YO16 7NU

## Price Guide £425,000



This detached dormer bungalow is part of an exclusive development of just four properties, crafted by a reputable local builder, ensuring high-quality finishes and attention to detail.

With completion expected in April 2026, this is an exciting opportunity to secure a brand-new home.

Situated just off Scarborough Road in the coastal town of Bridlington. Close to Bridlington's Old Town, residents will enjoy easy access to a array of local shops, eateries, galleries, and public houses. The nearby bus service routes further enhance the convenience, allowing for exploration of the surrounding areas and attractions.

This exquisite new build detached bungalow offers a perfect blend of modern living and convenience. It is designed to accommodate families and individuals alike, providing ample space.

The property comprises lounge, kitchen/diner with granite worktops and integrated appliances, four spacious bedrooms and two well-appointed bathrooms.

The thoughtful layout ensures that every corner of the home is utilised effectively, making it a practical choice for contemporary living.

Optional underfloor heating is available.

Additionally, the property boasts parking for up to two vehicles, plus a garage a valuable asset.

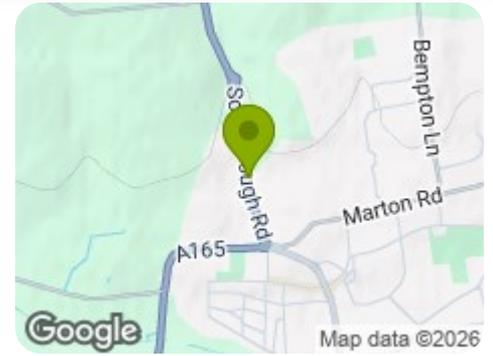
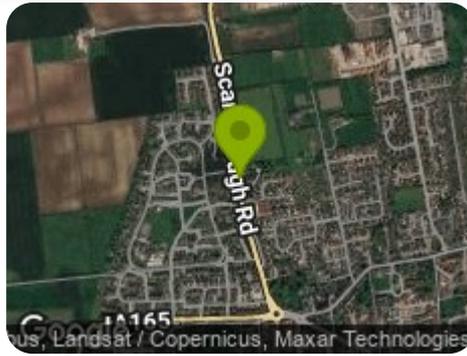
Whether you are looking for a family residence or a retreat by the sea, this dormer bungalow on Scarborough Road is sure to impress.



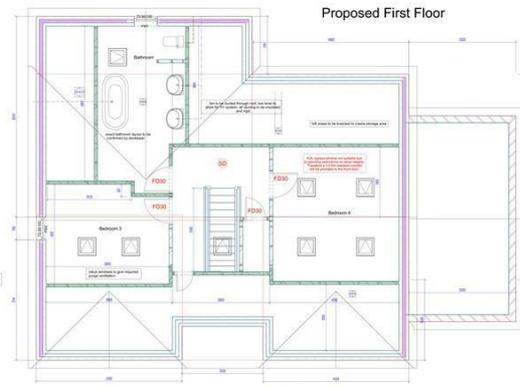
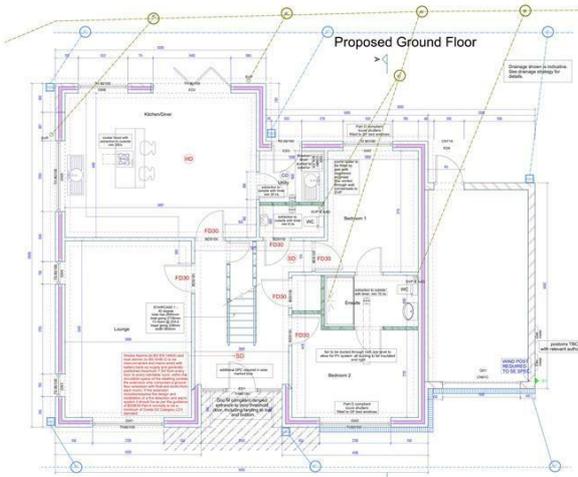
Road Map

Hybrid Map

Terrain Map



Floor Plan



North residential development  
Scarborough Rd, Bridlington

Client: J. Harris, H.Linford

Drawing No: BC001/ P2 - TYA REV E

Scale: 1:50  
Drawn by: S. Bisset  
Checked by: S. Bisset

Page Size - A1

Architect: Edgemoor, 67NA3303NH  
11 St James Rd, Bridlington

**GENERAL NOTES:**  
1. All drawings shall be prepared on A1 drawing paper unless otherwise stated.  
2. The architect shall be responsible for the design and construction of the building.  
3. The architect shall be responsible for the design and construction of the building.  
4. The architect shall be responsible for the design and construction of the building.  
5. The architect shall be responsible for the design and construction of the building.

**PLANNING REGULATIONS PART 1 - ACCESS TO AND USE OF BUILDINGS:**  
1. The building shall be constructed in accordance with the provisions of the Building Regulations.  
2. The building shall be constructed in accordance with the provisions of the Building Regulations.  
3. The building shall be constructed in accordance with the provisions of the Building Regulations.

**STRUCTURAL REGULATIONS PART 1 - FOUNDATIONS:**  
1. The foundations shall be constructed in accordance with the provisions of the Building Regulations.  
2. The foundations shall be constructed in accordance with the provisions of the Building Regulations.  
3. The foundations shall be constructed in accordance with the provisions of the Building Regulations.

**CONCRETE REGULATIONS PART 1 - CONCRETE:**  
1. The concrete shall be constructed in accordance with the provisions of the Building Regulations.  
2. The concrete shall be constructed in accordance with the provisions of the Building Regulations.  
3. The concrete shall be constructed in accordance with the provisions of the Building Regulations.

**ROOFING REGULATIONS PART 1 - ROOFING:**  
1. The roof shall be constructed in accordance with the provisions of the Building Regulations.  
2. The roof shall be constructed in accordance with the provisions of the Building Regulations.  
3. The roof shall be constructed in accordance with the provisions of the Building Regulations.

**WALLS REGULATIONS PART 1 - WALLS:**  
1. The walls shall be constructed in accordance with the provisions of the Building Regulations.  
2. The walls shall be constructed in accordance with the provisions of the Building Regulations.  
3. The walls shall be constructed in accordance with the provisions of the Building Regulations.

**FLOORS REGULATIONS PART 1 - FLOORS:**  
1. The floors shall be constructed in accordance with the provisions of the Building Regulations.  
2. The floors shall be constructed in accordance with the provisions of the Building Regulations.  
3. The floors shall be constructed in accordance with the provisions of the Building Regulations.

**GLAZING REGULATIONS PART 1 - GLAZING:**  
1. The glazing shall be constructed in accordance with the provisions of the Building Regulations.  
2. The glazing shall be constructed in accordance with the provisions of the Building Regulations.  
3. The glazing shall be constructed in accordance with the provisions of the Building Regulations.

**MECHANICAL, ELECTRICAL AND PLUMBING REGULATIONS PART 1 - MECHANICAL, ELECTRICAL AND PLUMBING:**  
1. The mechanical, electrical and plumbing shall be constructed in accordance with the provisions of the Building Regulations.  
2. The mechanical, electrical and plumbing shall be constructed in accordance with the provisions of the Building Regulations.  
3. The mechanical, electrical and plumbing shall be constructed in accordance with the provisions of the Building Regulations.

**HEATING REGULATIONS PART 1 - HEATING:**  
1. The heating shall be constructed in accordance with the provisions of the Building Regulations.  
2. The heating shall be constructed in accordance with the provisions of the Building Regulations.  
3. The heating shall be constructed in accordance with the provisions of the Building Regulations.

**VENTILATION REGULATIONS PART 1 - VENTILATION:**  
1. The ventilation shall be constructed in accordance with the provisions of the Building Regulations.  
2. The ventilation shall be constructed in accordance with the provisions of the Building Regulations.  
3. The ventilation shall be constructed in accordance with the provisions of the Building Regulations.

**MOISTURE REGULATIONS PART 1 - MOISTURE:**  
1. The moisture shall be constructed in accordance with the provisions of the Building Regulations.  
2. The moisture shall be constructed in accordance with the provisions of the Building Regulations.  
3. The moisture shall be constructed in accordance with the provisions of the Building Regulations.

**ACoustic REGULATIONS PART 1 - ACoustic:**  
1. The acoustic shall be constructed in accordance with the provisions of the Building Regulations.  
2. The acoustic shall be constructed in accordance with the provisions of the Building Regulations.  
3. The acoustic shall be constructed in accordance with the provisions of the Building Regulations.

**SAFETY REGULATIONS PART 1 - SAFETY:**  
1. The safety shall be constructed in accordance with the provisions of the Building Regulations.  
2. The safety shall be constructed in accordance with the provisions of the Building Regulations.  
3. The safety shall be constructed in accordance with the provisions of the Building Regulations.

**ENVIRONMENTAL REGULATIONS PART 1 - ENVIRONMENTAL:**  
1. The environmental shall be constructed in accordance with the provisions of the Building Regulations.  
2. The environmental shall be constructed in accordance with the provisions of the Building Regulations.  
3. The environmental shall be constructed in accordance with the provisions of the Building Regulations.

**CONSERVATION REGULATIONS PART 1 - CONSERVATION:**  
1. The conservation shall be constructed in accordance with the provisions of the Building Regulations.  
2. The conservation shall be constructed in accordance with the provisions of the Building Regulations.  
3. The conservation shall be constructed in accordance with the provisions of the Building Regulations.

**PLANNING REGULATIONS PART 2 - PLANNING:**  
1. The planning shall be constructed in accordance with the provisions of the Building Regulations.  
2. The planning shall be constructed in accordance with the provisions of the Building Regulations.  
3. The planning shall be constructed in accordance with the provisions of the Building Regulations.

**ENVIRONMENTAL REGULATIONS PART 2 - ENVIRONMENTAL:**  
1. The environmental shall be constructed in accordance with the provisions of the Building Regulations.  
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**CONSERVATION REGULATIONS PART 2 - CONSERVATION:**  
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**PLANNING REGULATIONS PART 3 - PLANNING:**  
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**ENVIRONMENTAL REGULATIONS PART 3 - ENVIRONMENTAL:**  
1. The environmental shall be constructed in accordance with the provisions of the Building Regulations.  
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**CONSERVATION REGULATIONS PART 3 - CONSERVATION:**  
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**PLANNING REGULATIONS PART 4 - PLANNING:**  
1. The planning shall be constructed in accordance with the provisions of the Building Regulations.  
2. The planning shall be constructed in accordance with the provisions of the Building Regulations.  
3. The planning shall be constructed in accordance with the provisions of the Building Regulations.

**ENVIRONMENTAL REGULATIONS PART 4 - ENVIRONMENTAL:**  
1. The environmental shall be constructed in accordance with the provisions of the Building Regulations.  
2. The environmental shall be constructed in accordance with the provisions of the Building Regulations.  
3. The environmental shall be constructed in accordance with the provisions of the Building Regulations.

**CONSERVATION REGULATIONS PART 4 - CONSERVATION:**  
1. The conservation shall be constructed in accordance with the provisions of the Building Regulations.  
2. The conservation shall be constructed in accordance with the provisions of the Building Regulations.  
3. The conservation shall be constructed in accordance with the provisions of the Building Regulations.

**PLANNING REGULATIONS PART 5 - PLANNING:**  
1. The planning shall be constructed in accordance with the provisions of the Building Regulations.  
2. The planning shall be constructed in accordance with the provisions of the Building Regulations.  
3. The planning shall be constructed in accordance with the provisions of the Building Regulations.

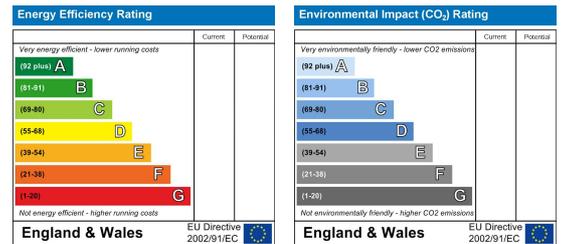
**ENVIRONMENTAL REGULATIONS PART 5 - ENVIRONMENTAL:**  
1. The environmental shall be constructed in accordance with the provisions of the Building Regulations.  
2. The environmental shall be constructed in accordance with the provisions of the Building Regulations.  
3. The environmental shall be constructed in accordance with the provisions of the Building Regulations.

**CONSERVATION REGULATIONS PART 5 - CONSERVATION:**  
1. The conservation shall be constructed in accordance with the provisions of the Building Regulations.  
2. The conservation shall be constructed in accordance with the provisions of the Building Regulations.  
3. The conservation shall be constructed in accordance with the provisions of the Building Regulations.

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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