



**92 Scarborough Road, Bridlington, YO16 7NU**

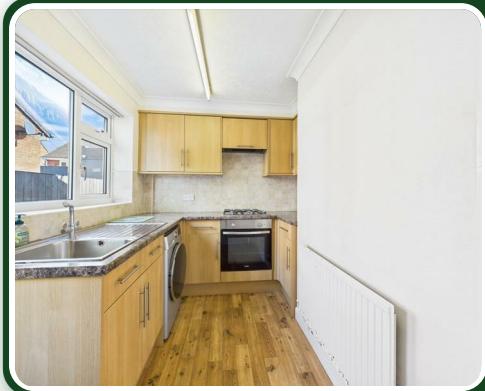
**Price Guide £165,000**



# 92 Scarborough Road

Bridlington, YO16 7NU

**Price Guide £165,000**



Welcome to Scarborough Road in the coastal town of Bridlington, a semi-detached bungalow that presents an excellent opportunity for those seeking a comfortable and convenient lifestyle.

The property comprises a welcoming reception room, kitchen, two well-proportioned bedrooms and a bathroom, this property is perfect for individuals or couples looking to downsize.

Situated near Bridlington's Old Town with local shops, inviting eateries, art galleries, and traditional pubs. The area boasts convenient bus routes, making it easy to explore the wider region or simply enjoy the local amenities.

With no ongoing chain, this property is ready for you to move in and make it your own.

Do not miss the chance to view this lovely home.

## **Entrance:**

Upvc double glazed door into inner hall, built in storage cupboard housing gas combi boiler.

## **Kitchen:**

10'2" x 5'7" (3.12m x 1.72m)

Fitted with a range base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, pantry, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

## **Lounge/diner:**

16'6" x 12'3" (5.05m x 3.74m)

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

## **Inner hall:**

Built in storage cupboard.

## **Bedroom:**

13'3" x 10'8" (4.05m x 3.27m)

A rear facing double room, wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

## **Bedroom:**

9'0" x 8'5" (2.76m x 2.57m)

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

## **Bathroom:**

6'2" x 5'6" (1.90m x 1.68m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

## **Exterior:**

To the front of the property is a walled garden with paving and flower beds.

To the side of the property is a private driveway for parking leading to the garage.

### **Garden:**

To the rear of the property is a private fenced garden. Pebbled area to lawn and a greenhouse.

### **Garage:**

Double opening doors.

### **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.



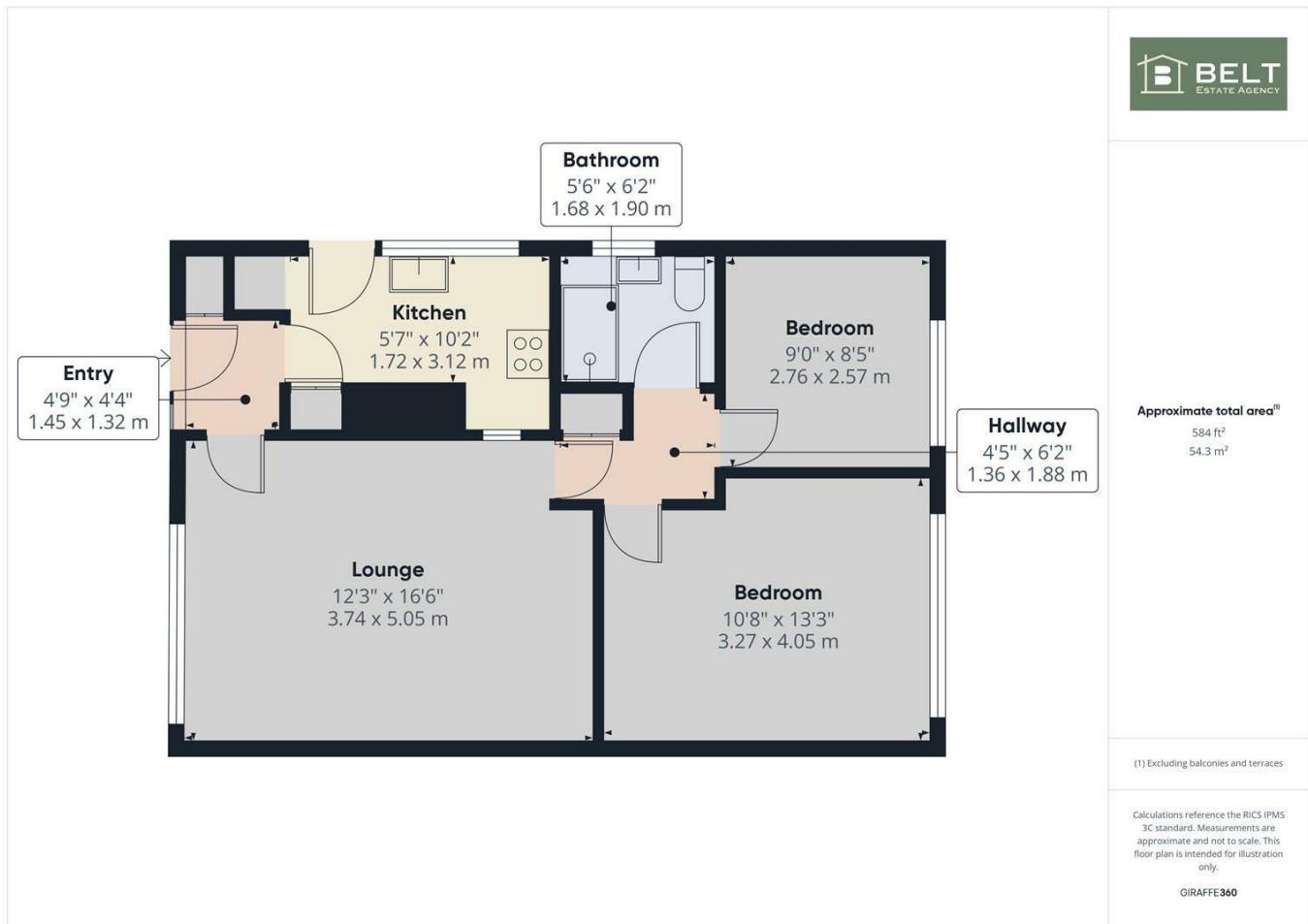
## Road Map

## Hybrid Map

## Terrain Map



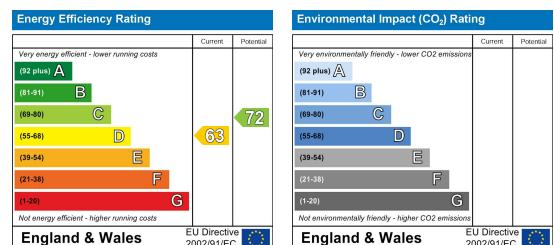
## Floor Plan



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



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