



**BELT**  
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**21 Viking Road, Bridlington, YO16 6TW**

**Price Guide £309,950**



# 21 Viking Road

, Bridlington, YO16 6TW

## Price Guide £309,950



A four bedroom detached house built in the 1970's by Shepherd Homes Ltd of York and is one of only seven of this particular design in Bridlington known locally as the "Cukoo" houses. Situated in this prime location on the north side of Bridlington, convenient for Sandsacre shopping centre, schools, supermarket, bus service routes and access to the north foreshore and Sewerby village. An ideal family home.

The property comprises: Ground floor: cloakroom, modern open plan kitchen/dining/living area and spacious lounge. First floor: four bedrooms and bathroom. Exterior: private driveway with ample parking, garage and enclosed rear garden.

### Entrance:

Aluminium door into inner hall, central heating radiator.

### Cloakroom:

4'8" x 4'1" (1.43m x 1.25m)

Wc, wash hand basin, window and central heating radiator.

### Lounge:

19'11" x 11'8" (6.08m x 3.57m)

A spacious front facing room, inset fireplace, two upvc double glazed windows and two central heating radiators.

### Open plan kitchen/dining/living:

### Kitchen/diner:

10'7" x 10'1" (3.23m x 3.09m)

Fitted with a range of modern base and wall units,

stainless steel sink unit, electric oven and hob. Part wall tiled, plumbing for washing machine, dishwasher, space for a fridge freezer, upvc double glazed window and central heating radiator.

### Living area:

16'8" x 8'5" (5.10m x 2.57m)

Two central heating radiators, staircase to first floor and aluminium patio doors onto the garden.

### First floor:

Deep built in storage cupboard.

### Bedroom:

11'8" x 11'5" (3.58m x 3.49m)

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

### Bedroom:

10'9" x 9'9" (3.29m x 2.98m)

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

### Bedroom:

10'9" x 9'10" (3.28m x 3.00m)

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

### Bedroom:

9'4" x 8'0" (2.85m x 2.44m)

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



### **Bathroom:**

7'9" x 5'4" (2.38m x 1.65m)

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

### **Exterior:**

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with ample parking leading to the garage.

### **Garage:**

Upvc double glazed french doors, power and lighting.

### **Garden:**

To the rear of the property is a fenced enclosed garden. Decked patio to lawn and further decked patio.

### **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:**

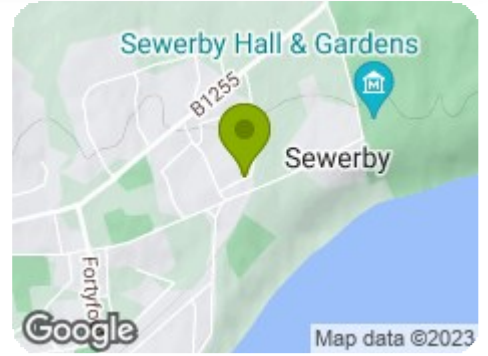
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



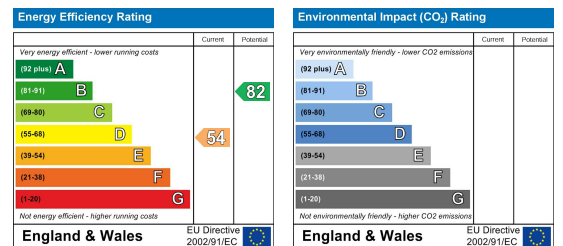
## Floor Plan



## 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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