



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

**Price Guide £339,950**



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# 5 Viking Road

Bridlington, YO16 6TW

## Price Guide £339,950



A well maintained three bedroom detached bungalow situated on a good size corner plot. Located in a prime residential area on the north side of Bridlington close to local shops, restaurants, public houses, bus routes, Sewerby village, the north beach and cliff top walks. Ideal for a retirement buyer.

This light and airy property comprises: spacious hall, spacious lounge, modern kitchen, conservatory, three double bedrooms and bathroom. Exterior: Superb landscaped and paved gardens, private driveway for parking and garage. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Upvc double glazed door into inner porch, tiled floor. Door into a spacious inner hall, central heating radiator and built in storage cupboard.

### Lounge:

16'4" x 14'4" (4.99m x 4.39m)

A spacious front facing room, open fire with tiled surround, two upvc double glazed windows and two central heating radiators.

### Kitchen:

12'11" x 9'2" (3.95m x 2.80m)

Fitted with a range of modern base and wall units, granite worktops, stainless steel one and a half sink unit and Zanussi double electric oven with ceramic hob. Worcester Bosch gas combi boiler, tiled floor, two built in storage cupboards, two upvc double glazed windows,

stainless steel ladder radiator and upvc double glazed stable door into:

### UPVC Conservatory:

18'9" x 7'2" (5.73m x 2.20m)

Vertical and roof blinds, central heating radiator, patio doors onto the garden and upvc double glazed door into the garage.

### Bedroom:

13'9" x 10'11" (4.21m x 3.33m)

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

### Bedroom:

12'11" x 10'2" (3.94m x 3.10m)

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

### Bedroom:

12'10" x 9'10" (3.93m x 3.02m)

A spacious side facing double room currently used as a dining room, upvc double glazed window and central heating radiator.

### Bathroom:

13'9" x 10'11" (4.21m x 3.33m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, floor tiled, extractor, stainless steel ladder radiator and upvc double glazed window.



### Exterior:

To the front of the property is landscaped designed paving and path, lawn with borders of shrubs and bushes. To the side of the property is a private landscaped driveway for parking leading to the garage.

### Garden:

To the rear of the property is a private low maintenance fully landscaped and paved garden. A greenhouse and a shed.

### Garage:

18'2" x 9'2" (5.56m x 2.80m)

Electric door, power, lighting, plumbing for washing machine and dishwasher.

### 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.

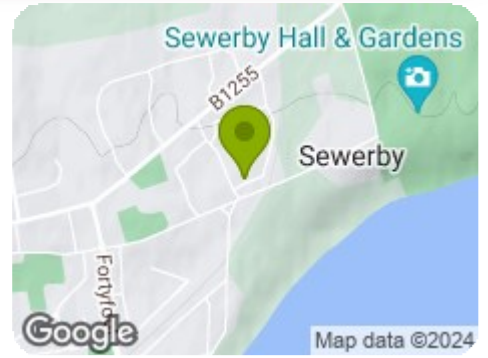
**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



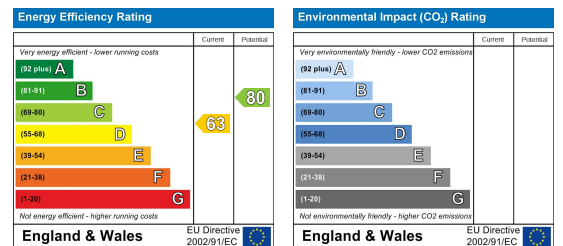
### Floor Plan



### 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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