



BELT
ESTATE AGENCY

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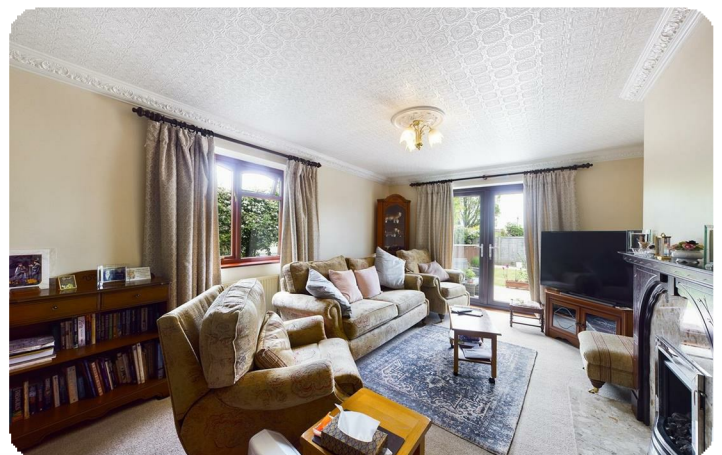
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26a Danescroft, Bridlington, YO16 7PZ

Price Guide £275,000



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A three bedroom detached bungalow situated on a good size plot in a tucked away position. Built by a local builder for the present owner in 1994. Located just off Marton Road convenient for schools, shops, bus routes and amenities.

The property comprises: wc, kitchen/diner, lounge, three bedrooms and bathroom. Exterior: private south facing rear garden, private driveway with ample parking and large garage.

Entrance:

Composite door into inner hall, two built in storage cupboards, one housing gas combi boiler and central heating radiator.

Wc:

3'10" x 3'6" (1.17m x 1.08m)

Wc, wash hand basin, full wall tiled and double glazed window.

Kitchen:

13'4" x 8'11" (4.07m x 2.72m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer, upvc double glazed window, central heating radiator and door onto the rear garden.

Lounge:

16'7" x 11'10" (5.08m x 3.63m)

A rear facing room, electric fire with marble inset and wood surround. Single glazed window, central heating radiator and upvc double glazed french doors onto the rear garden.

Bedroom:

12'1" x 10'11" (3.70m x 3.35m)

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

Bedroom:

9'10" x 9'7" (3.00m x 2.93m)

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

Bedroom:

8'5" x 6'5" (2.59m x 1.97m)

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

Bathroom:

7'10" x 6'5" (2.39m x 1.98m)

Comprises bath with electric shower over, wc and wash hand basin. Stainless steel ladder radiator, full wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a private driveway with

ample parking leading to the garage and bungalow. Enclosed low maintenance garden area.

Garden:

To the rear of the property is a good size south facing private fenced enclosed garden. Paved patio area to lawn with borders of shrubs and bushes.

Garage:

Large garage, electric door, power and lighting.

Notes:

Council tax band: C

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:

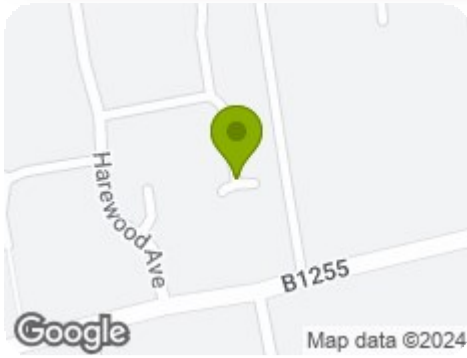
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



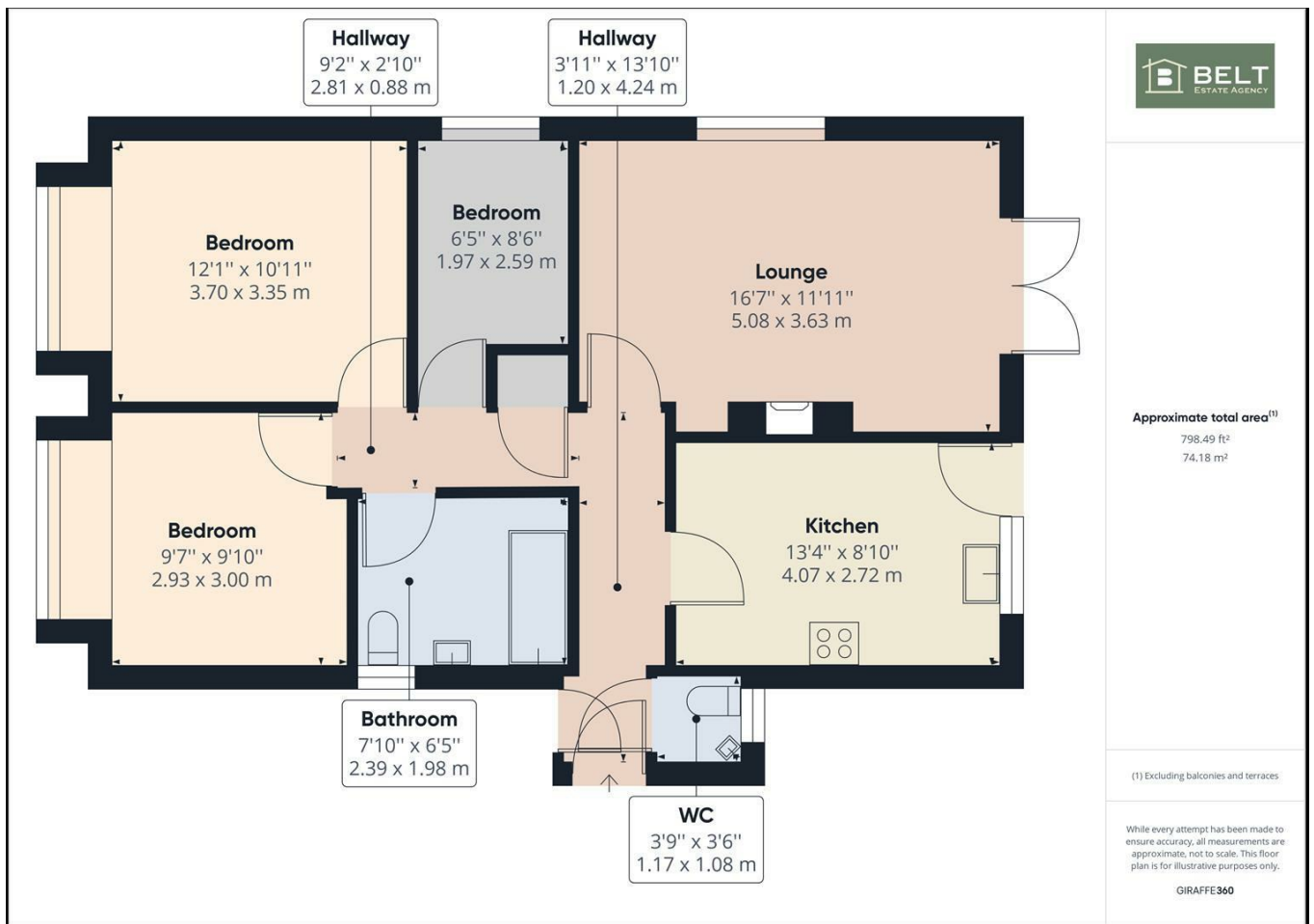
Road Map

Hybrid Map

Terrain Map



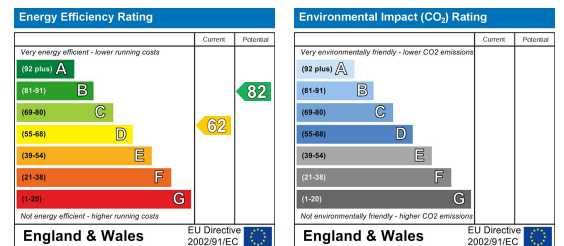
Floor Plan



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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