



## The Bungalow, High Green, Bridlington, YO16 7AB

Reduced To £225,000





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Bridlington, YO16 7AB

## Reduced To £225,000



A deceptively spacious four bedroom detached bungalow. Situated just off Pinfold Street close to the historic Old Town with its array of shops, eateries, galleries and public houses. Also close to the Church Green, Priory Church and Bayle Gate.

The property comprises: spacious kitchen/diner, lounge, utility, four bedrooms, one en-suite and shower room. Exterior: private driveway for parking and patio style garden. Upvc double glazing and gas central heating.

### Entrance:

Upvc double glazed french doors lead directly into:

### Kitchen/diner:

21'1" x 9'0" (6.43m x 2.76m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, integrated fridge, microwave and dishwasher. Two upvc double glazed windows and central heating radiator.

### Lounge:

17'7" x 11'8" (5.37m x 3.58m)

A front facing room, electric fire in a surround, upvc double glazed window and central heating radiator.

### Inner hall:

Upvc double glazed window, two central heating radiators, built in storage cupboard housing gas combi boiler and upvc double glazed door onto the garden.

### Utility:

8'0" x 4'5" (2.45m x 1.35m)

Built in cupboards, plumbing for washing machine, central heating radiator and upvc double glazed door to the front elevation.

### Bedroom:

11'8" x 9'11" (3.58m x 3.04m)

A front facing double room, built in sliding wardrobes, upvc double glazed window and central heating radiator.

### En-suite:

8'6" x 8'0" (2.60m x 2.46m)

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

### Bedroom:

12'5" x 8'5" (3.80m x 2.59m)

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

### Bedroom:

9'2" x 7'9" (2.81m x 2.37m)

A rear facing double room, built in display cupboard, upvc double glazed window and central heating radiator.

### Bedroom:

8'0" x 6'4" (2.46m x 1.95m)

A front facing single room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

### Shower room:

7'1" x 4'11" (2.18m x 1.51m)

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

### Exterior:

To the front of the property is a private driveway for parking.

### Garden:

To the rear of the property is a walled patio style garden. Mainly paved and pebbled. Brick built outbuilding for storage.

### 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.





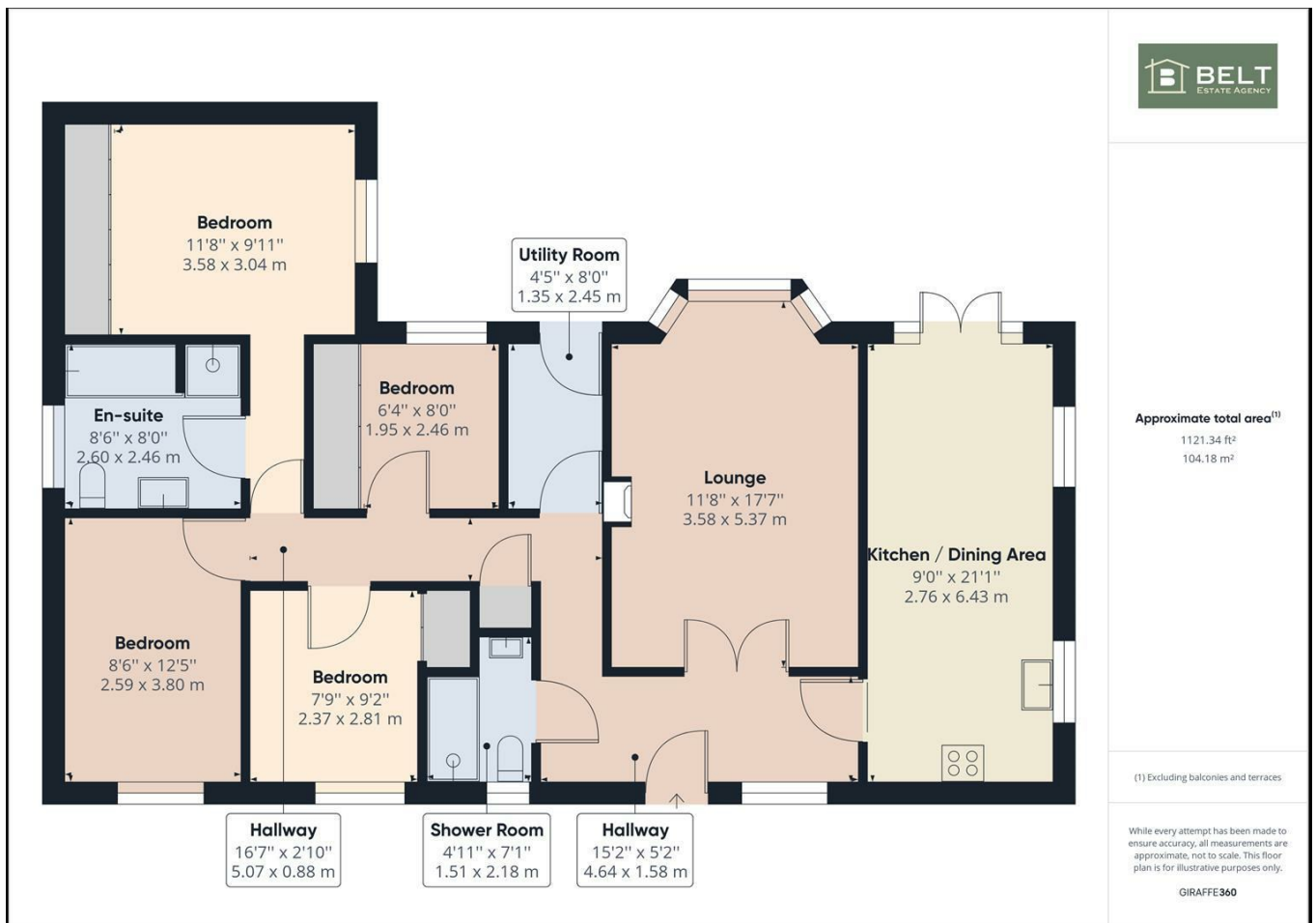
Road Map

Hybrid Map

Terrain Map



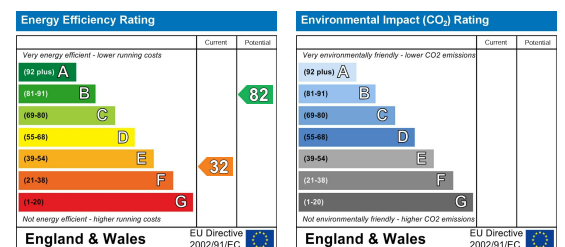
## Floor Plan



## 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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