



**BELT**  
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**4 Farndale Road, Bridlington, YO16 6GT**

**Offers Over £195,000**



# 4 Farndale Road

Bridlington, YO16 6GT

Offers Over £195,000



A well presented three bedroom semi-detached house which has been modernised by the current owner. Situated in a prime location just off Martongate. Close to facilities such as The Co-op supermarket, the Friendly Foresters public house, Bridlington North Library, local schools and parks.

The property comprises: Ground floor: lounge, modern kitchen/diner and wc. First floor: three bedrooms and modern bathroom. Exterior: private driveway with ample parking, gardens and garage. Upvc double glazing and gas central heating. Must be viewed to appreciate whats on offer.

### Entrance:

Composite door into inner hall, upvc double glazed window and central heating radiator.

### Lounge:

14'1" x 12'2" (4.31m x 3.71m)

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

### Kitchen/diner:

15'8" x 9'2" (4.79m x 2.81m)

Fitted with a range of modern base and wall units, Quartz worktops, inset stainless steel sink unit, electric oven and hob with extractor above. Integrated microwave, fridge/freezer, washing machine and dishwasher. Gas boiler, understairs storage cupboard, two upvc double glazed windows, central heating radiator and composite door onto the rear garden.

### Wc:

4'10" x 3'1" (1.48m x 0.95m)

Wc, wash hand basin with vanity unit, stainless steel ladder radiator and upvc double glazed window.

### First floor:

Built in storage cupboard, upvc double glazed window.

### Bedroom:

15'7" x 8'5" (4.77m x 2.58m)

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

### Bedroom:

8'11" x 8'1" (2.73m x 2.48m)

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

### Bedroom:

9'11" x 6'6" (3.03m x 1.99m)

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

### Bathroom:

6'9" x 5'10" (2.06m x 1.79m)

Comprises a modern suite, bath with plumbed in shower above, wc and wash hand basin with vanity unit. Extractor, wall panelling, shaver socket and stainless steel ladder radiator.

### Exterior:

To the front of the property is a open plan garden with lawn. Private driveway with ample parking leading to the garage and gated access to the rear garden.

### Garden:

To the rear of the property is a private fenced enclosed garden. Paved patio areas, lawn with borders of shrubs and bushes. A water point.

### Garage:

Up and over 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:

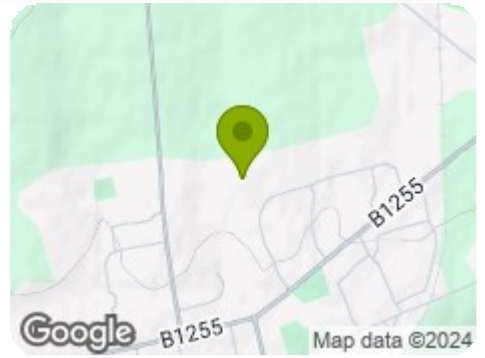
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



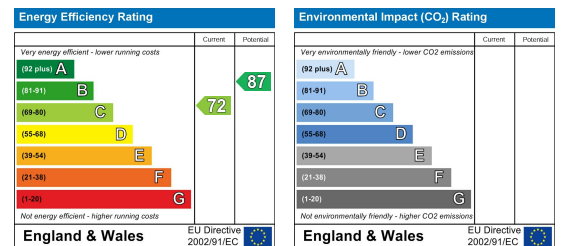
## Floor Plan



## 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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