



BELT
ESTATE AGENCY

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14 Longleat Avenue, Bridlington, YO16 6GE

Offers Over £219,950



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A three bedroom detached bungalow situated in this prime residential development just off Martongate. Convenient for local supermarket, schools, restaurant, public house, library and regular bus routes.

The property comprises: kitchen, lounge/diner, three bedrooms, upvc conservatory and bathroom. Exterior: gardens, private driveway and garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Composite door into inner hall, central heating radiator.

Kitchen:

9'9" x 8'7" (2.99m x 2.64m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Lounge/diner:

16'3" x 10'7" (4.96m x 3.25m)

A front facing room, gas fire with marble surround, upvc double glazed window and central heating radiator.

Bedroom:

8'10" x 6'10" (2.70m x 2.09m)

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

Bedroom:

11'4" x 9'10" (3.47m x 3.02m)

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

Bedroom:

9'8" x 7'8" (2.97m x 2.35m)

A rear facing double room, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

10'8" x 7'6" (3.26m x 2.30m)

Over looking the garden.

Bathroom:

6'11" x 6'2" (2.12m x 1.90m)

Comprises large shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a garden area with lawn and hedges borders. To the side of the property is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a enclosed garden. Paved patio, lawn and borders of shrubs and bushes. Two sheds.

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

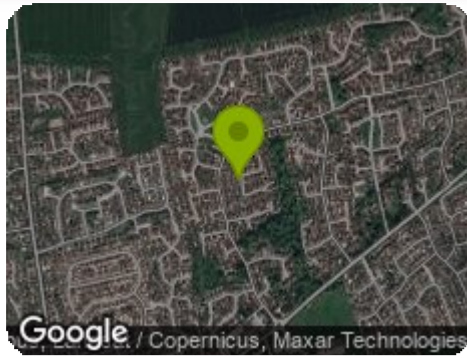
the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested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



Road Map

Hybrid Map

Terrain Map



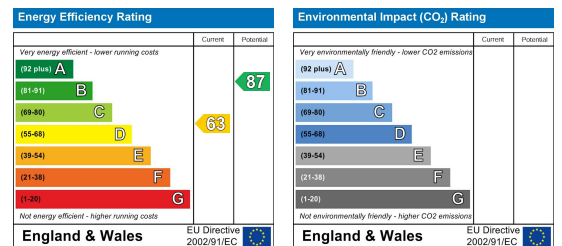
Floor Plan



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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