



**BELT**  
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## 4 Givendale Close, Bridlington, YO16 6GQ

Price Guide £190,000



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# 4 Givendale Close

Bridlington, YO16 6GQ

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A three bedroom semi-detached house situated in a prime residential location just off Martongate. Close to 'The Cooperative Food' Supermarket, 'Friendly Foresters' public house, local schools and bus routes.

The property comprises: Ground floor: wc, kitchen/diner and spacious lounge. First floor: three bedrooms, one en-suite and bathroom. Exterior: gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating.

## Entrance:

Door into inner hall, understairs storage cupboard and central heating radiator.

## Wc:

6'2" x 3'0" (1.89m x 0.93m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

## Kitchen/diner:

12'2" x 7'11" (3.72m x 2.43m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, gas combi boiler, plumbing for washing machine, space for a fridge/freezer, built in dishwasher, upvc double glazed window and central heating radiator.

## Lounge:

15'3" x 13'7" (4.66m x 4.15m)

A rear facing room, upvc double glazed window, central

heating radiator and upvc double glazed patio doors onto the garden..

## First floor:

Upvc double glazed window, central heating radiator and built in storage cupboard.

## Bedroom:

10'9" x 8'6" (3.28m x 2.60m)

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

## En-suite:

8'5" x 3'3" (2.57m x 1.01m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, extractor, shaver socket and central heating radiator.

## Bedroom:

9'8" x 8'5" (2.95m x 2.58m)

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

## Bedroom:

7'4" x 6'5" (2.26m x 1.98m)

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

## Bathroom:

6'5" x 6'3" (1.96m x 1.91m)

Comprises bath with electric shower over, wc, wash hand

basin, part wall tiled, extractor, stainless steel ladder radiator and upvc double glazed window.

### Exterior:

To the front of the property is an open plan garden with lawn. To the side elevation is a 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 to area to lawn with borders of shrubs and bushes.

### Garage:

Brick built garage, electric roller door, power and lighting.

### Notes:

Council tax band: C

The loft has built in pull down ladders and is part boarded.

### 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



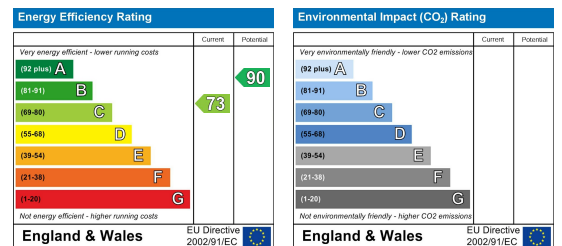
### Floor Plan



### 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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