



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



198 Marton Road, Bridlington, YO16 7DH

Price Guide £179,950



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An extended three bedroom semi detached house which has been extensively modernised by the current owners. Located in a popular residential area on the North side of Bridlington close to the parade of shops which include the famous 149 fish shop, chemist and hair salon. Ideal for a first time buyer.

The property comprises: Ground floor: lounge, spacious kitchen/diner and wc. First floor: three bedrooms and modern bathroom. Exterior: private parking and south facing rear garden. Upvc double glazing and gas central heating.

Entrance:

Composite door into:

Lounge:

14'11" x 11'4" (4.56m x 3.47m)

A front facing room, media wall, modern electric wall mounted fire, understairs storage cupboard, staircase to first floor, upvc double glazed bay window, central heating radiator and vertical radiator.

Kitchen/diner:

17'8" x 15'6" (5.41m x 4.74m)

A spacious extended rear facing room, fitted with a range of base and wall units, composite one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, gas combi boiler, two vertical radiators and upvc double glazed door onto the garden.

Wc:

6'5" x 2'5" (1.97m x 0.74m)

Wc, wash hand basin and extractor.

First floor:

Bedroom:

11'3" x 10'10" (3.44m x 3.32m)

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

Bedroom:

9'7" x 9'6" (2.94m x 2.92m)

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

Bedroom:

6'10" x 5'1" (2.09m x 1.57m)

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

Bathroom:

6'7" x 6'7" (2.03m x 2.03m)

Comprises a modern suite, bath with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a forecourt for parking.

Garden:

To the rear of the property is a fenced south facing garden. Paved patio, lawn, decked patio, pebbled area and a shed.

Notes:

Council tax band: A

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

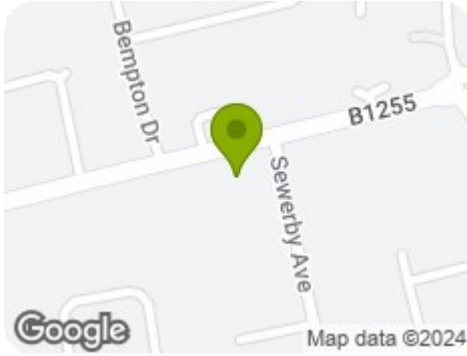
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, 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

Ground Floor

- WC: 6'5" x 2'5" (1.97 x 0.74 m)
- Lounge: 11'4" x 14'11" (3.47 x 4.56 m)
- Kitchen/diner: 17'9" x 15'6" (5.41 x 4.74 m)

Floor 1

- Bedroom: 5'1" x 6'10" (1.57 x 2.09 m)
- Landing: 8'8" x 6'8" (2.64 x 2.04 m)
- Bathroom: 6'7" x 6'8" (2.03 x 2.03 m)
- Bedroom: 11'3" x 10'10" (3.44 x 3.32 m)
- Bedroom: 9'7" x 9'6" (2.94 x 2.92 m)

Approximate total area¹

- 764.53 ft²
- 71.03 m²

Reduced headroom

- 14.64 ft²
- 1.36 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

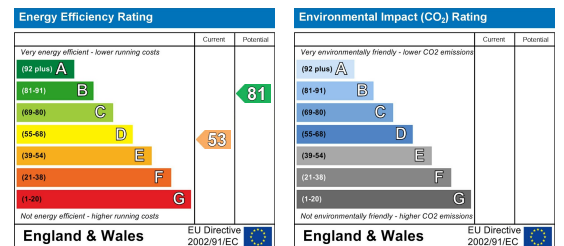
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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