



**BELT**  
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**8 Gilbert Street, Bridlington, YO16 4JX**

**Price Guide £195,000**



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# 8 Gilbert Street

Bridlington, YO16 4JX

Price Guide £195,000



A spacious three bedroom detached bungalow situated on a good size plot. Located just off Carlton Street in a convenient location for Quay Road shops, local schools, Dukes Park, the train station and access into the town centre.

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

### Entrance:

Composite door into inner hall, loft access and central heating radiator.

### Lounge:

13'9" x 11'10" (4.20m x 3.62m)

A front facing room, gas fire with marble inset and wood surround. Two upvc double glazed windows and central heating radiator.

### Kitchen/diner:

11'7" x 11'7" (3.54m x 3.54m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, plumbing for washing machine and dishwasher. Built in storage cupboard, part wall tiled, upvc double glazed window and central heating radiator.

### Sun room:

11'5" x 6'9" (3.50m x 2.08m)

A rear facing room, two upvc double glazed windows,

central heating radiator and upvc double glazed patio doors onto the rear.

### Bedroom:

15'4" x 11'5" (4.68m x 3.48m)

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

### Bedroom:

14'11" x 6'9" (4.57m x 2.07m)

A side facing double room, storage cupboard housing gas combi boiler, two upvc double glazed windows and central heating radiator.

### Bedroom:

11'11" x 11'10" (3.64m x 3.61m)

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

### Bathroom:

10'11" x 6'4" (3.35m x 1.94m)

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

### Exterior:

To the front of the property is a walled garden area. To the side elevation is a private driveway with ample parking leading to the garage.

### Garden:

To the rear of the property is a fenced enclosed garden with lawn.

### 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.



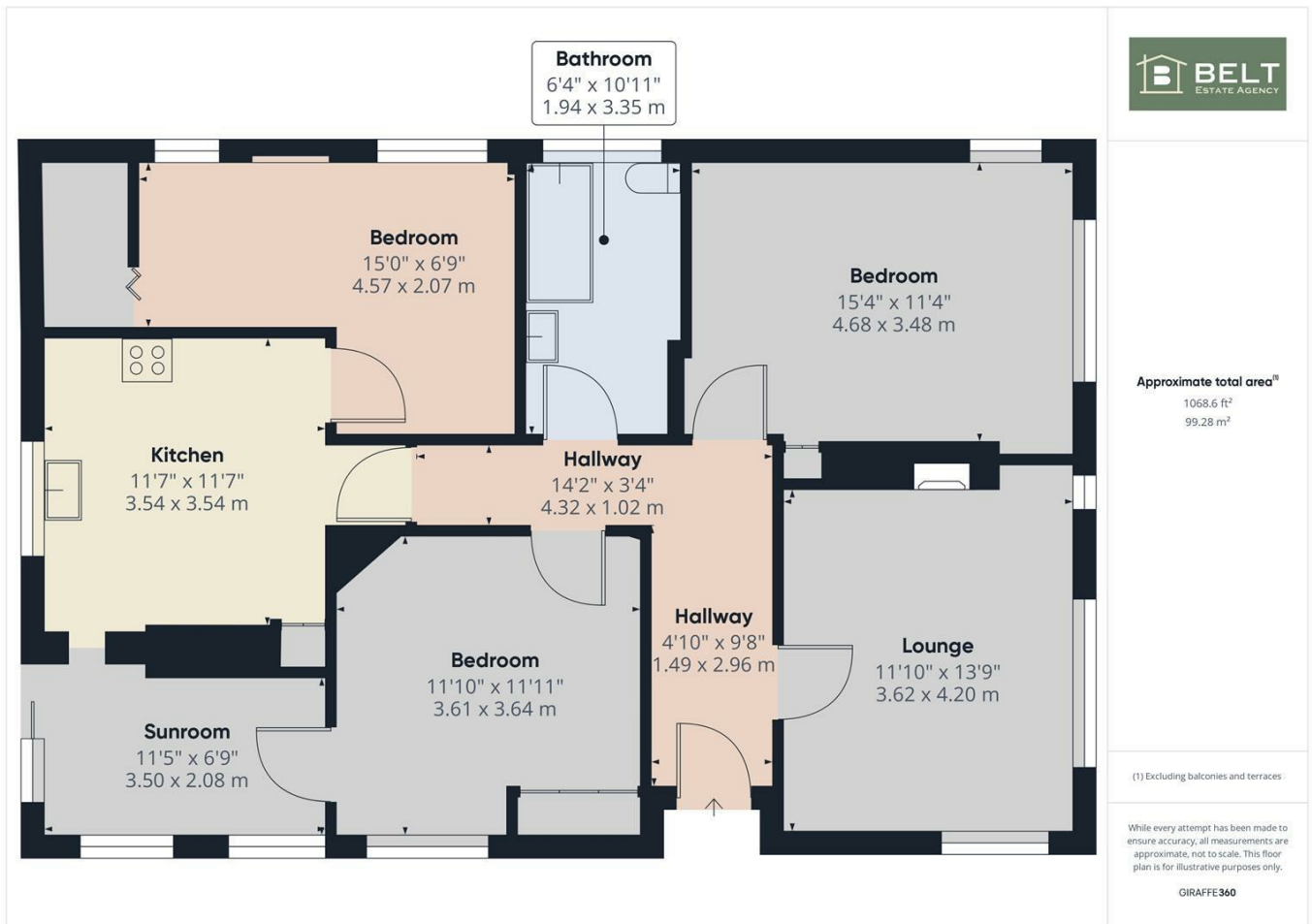
Road Map

Hybrid Map

Terrain Map



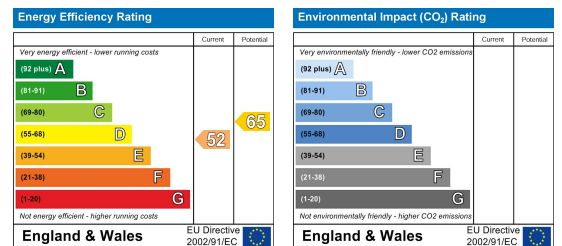
### Floor Plan



### 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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