



BELT
ESTATE AGENCY

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4 Calderdale Close, Bridlington, YO16 6FR

Price Guide £295,000



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A quality two bedroom detached bungalow which has been tastefully modernised by the current owner. Works include new heating system, kitchen, bathrooms, internal oak doors, re-decoration and new flooring throughout. The property was originally built with three bedrooms but has recently been converted into a spacious two bedroom bungalow.

Located in this prime location in a pleasant cul-de-sac just off Martongate. Close to facilities such as 'The Co-op' Supermarket, 'The Friendly Foresters' public house, 'Bridlington North Library' and bus routes

The property comprises: spacious lounge, modern kitchen/diner, two double bedrooms, one modern en-suite and bathroom. Exterior: private driveway with ample parking, garage and private rear garden. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, feature wall panelling, built in storage cupboard and column radiator.

Lounge:

19'2" x 11'4" (5.86m x 3.46m)

A spacious front facing room, feature wall panelling, upvc double glazed bay window and column radiator.

Kitchen:

18'10" x 7'8" (5.76m x 2.36m)

Fitted with a range of modern base and wall units, solid wood worktops, composite sink unit, electric oven, gas hob with extractor over. Integrated fridge, freezer and

washing machine. Gas combi boiler, two upvc double glazed windows, column radiator and upvc double glazed door to the side elevation.

Bedroom:

11'1" x 9'10" (3.39m x 3.02m)

A rear facing double room, feature wall panelling, built in wardrobe, upvc double glazed window and central heating radiator.

En-suite:

9'3" x 4'2" (2.84m x 1.29m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and ladder radiator.

Bedroom:

10'5" x 7'10" (3.19m x 2.41m)

A rear facing double room, feature wall panelling, upvc double glazed window and column radiator.

Bathroom:

7'5" x 5'9" (2.27m x 1.77m)

Comprises a modern suite bath, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private fenced garden paved patio and lawn.

Garage:

Up and over door, power and lighting.

Notes:

Council tax band: D

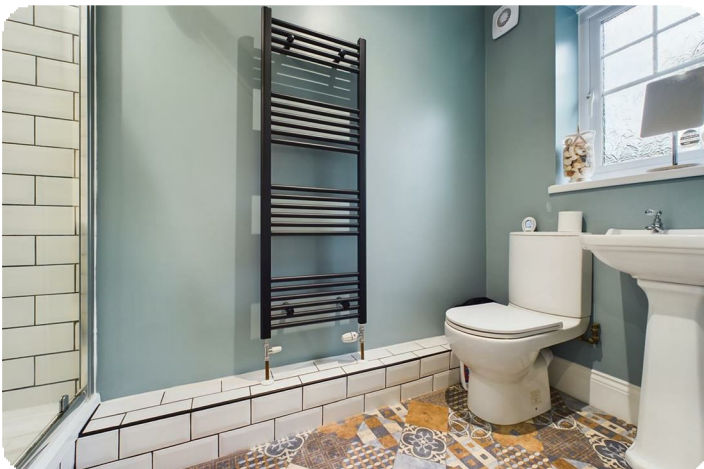
Purchase procedure

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,

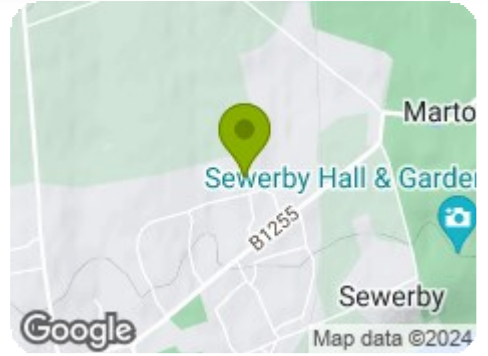
alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will 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.



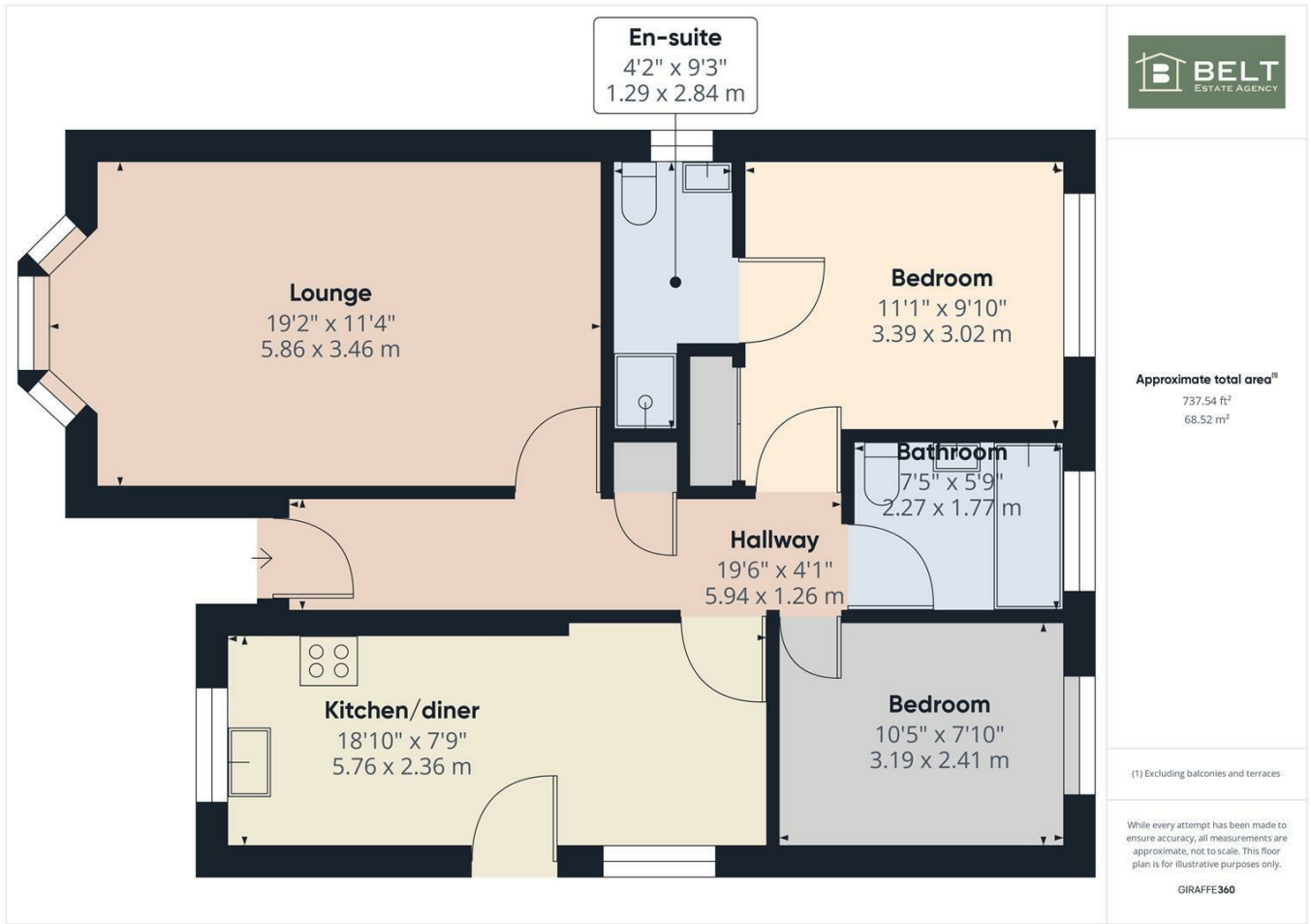
Road Map

Hybrid Map

Terrain Map



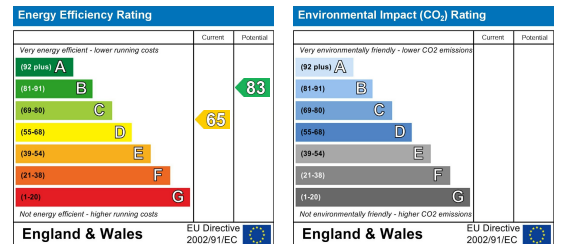
Floor Plan



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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