



BELT
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1 Canton Villas, Flamborough Road, Bridlington, YO15 2JJ

Price Guide £395,000



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An individual quality detached, dormer bungalow built circa 2006. Nestled in the charming prime location of Canton Villas on Flamborough Road, Bridlington. This detached bungalow is a true gem waiting to be discovered. The spacious interior provides a welcoming atmosphere for residents, guests and would also be ideal for multi generational living.

The property boasts convenient access to the north beach approx 500 yards and handy for array of local shops, supermarket, fish shop, hairdresser and bakery all within approx 100 yards. Also the Leisure centre pool/gym complex and the sea front Promenade leading to the harbour and town centre.

The property comprises: Ground floor: lounge, open plan kitchen/dining/living, utility, upvc conservatory, a spacious double bedroom with en-suite. First floor: two further spacious double bedrooms and bathroom. Exterior: gardens, private driveway with ample parking and garage.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and understairs storage cupboard.

Lounge:

18'5" x 13'5" (5.63m x 4.11m)

A spacious front facing room, electric fire in a modern surround, two upvc double glazed windows and central heating radiator.

Open plan kitchen/dining/living:

27'6" x 11'10" (8.40m x 3.62m)

Kitchen:

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 dishwasher and upvc double glazed window.

Utility:

6'0" x 4'5" (1.85m x 1.36m)

Wc, wash hand basin, plumbing for washing machine, space for a tumble dryer, gas combi boiler and upvc double glazed window.

Lounge/diner:

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

Upvc conservatory:

11'0" x 8'7" (3.37m x 2.62m)

Over looking the garden, tiled floor and french doors onto the garden.

Bedroom:

13'5" x 13'3" (4.09m x 4.04m)

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

En-suite:

6'1" x 5'1" (1.86m x 1.55m)

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

Side hall:

Composite door to the side elevation.

First floor:

Deep built in storage cupboard, central heating radiator.

Bedroom:

13'3" x 12'1" (4.06m x 3.69m)

A side facing double room, built in wardrobes, access to the eaves, upvc double glazed window and central heating radiator. Archway into:

Office:

9'10" x 9'3" (3.01m x 2.83m)

Oval window and central heating radiator.

Bedroom:

13'4" x 12'1" (4.07m x 3.69m)

A side facing double room, built in wardrobes, access to the eaves, upvc double glazed window and central heating radiator.

Bathroom:

9'8" x 6'6" (2.95m x 2.00m)

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

Exterior:

To the front of the property is a small enclosed lawn area with brick boundary wall.

Double gates give access to a wide fully block paved driveway with ample extra parking facility.

Garden:

To the rear and side elevation is a well enclosed garden mainly comprising of a good sized lawn garden, rockery area and pathway.

To the south west elevation is a private lawn area which if required could provide another driveway from the front elevation for motor home/boat etc. subject to some alteration and consent.

Garage:

Brick built detached double garage with pitched tiled roof. side courtesy door.

Notes:

Council tax band: D

The property has an alarm system.

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:

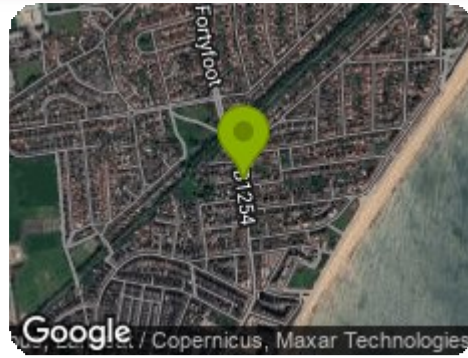
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



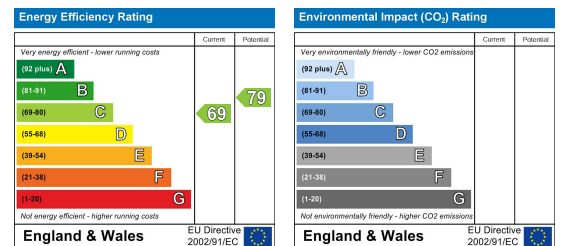
Floor Plan



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



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